

Sunland Division 7 Condo Association

Newsletter – December 2023

Board Meeting in December is Canceled!

The regular Board Meeting scheduled for December 21 has been canceled, as there were no necessary pending agenda items to address.

The next Board meeting will be held on **Thursday, January 18th, at 3pm** (PLEASE note the new time for Board meetings in 2024). If you have issues or questions for the Board that you would like addressed prior to the January meeting, please email the Board President, Rob Baer, at presidentdivision7hoa@gmail.com.

And if you need assistance with maintenance or landscape issues, please submit at Request for Service on our website under Owner Only menu.

The Social Committee is excited that many of you are coming to the Annual Holiday Party on that date - December 21st (see invitation below). If you have not yet responded, there is still plenty of time to do so!

Reminder: Division 7 Website - www.sunland-div7.com (Owner password 22Hilltop20)



You're Invited

Division 7
Annual Holiday Party
Thursday, December 21st
5:00 pm start time
at the Gathering Place

Please bring a hearty appetizer to share
and a non perishable food donation for
the food bank

* BYOB*

RSVP: Nancy Baer 360-477-4513 or email rsurojo@aol.com

Landscape Update from Kelly Foster, Landscape Director

Email: foster55551@gmail.com

Phone: 360-280-6764

- **Annual Landscape Contract** has been approved and signed with Ambro's Landscape (Jason Ambro). Jason has done an outstanding job working with Kelly, relying on the tracking of Requests for Landscape Service, and staying on top of fall leaves.
- **Snow Removal** – Now that the weather has turned colder and December is rapidly speeding by, just a reminder that Jason will be providing snow removal. The timing of when to have the snow removed from the roads is tricky, but we hope to avoid icy conditions if we can. Reminder that the sidewalks, driveways and steps are the responsibility of the Owner to clear. Time now to get prepared with shovels and **pet safe** ice-melt products!
- **Tree branch pruning and removal in January** – Note that one of our tree contractors will be removing large limbs that hang over or touch the roofs, causing gutter issues and damage. We already had one roof damaged this fall due to a large branch falling. They will also be removing three trees that were deemed necessary to protect buildings as determined by two arborist firms..

If you have any questions and/or concerns, please email Kelly Foster, Division 7 Landscape Director at foster55551@gmail.com .

Maintenance Update from Joel Ogden, Director

Email: joelogdenc5@aol.com; Phone: 805-217-0689

- **Gutter leaks** – Thank you to all who reported issues with gutters during our rainstorms recently. We still have one or two that we need to have reviewed by the gutter contractor, which will be done on 12/20.
- **Drainage** - We are also working with contractors to assess a drainage issue east of 117A, and the drainage issue at 133C/D patios. Drain fields and street drains continue to be a problem in certain areas, and we will be tackling more areas around driveways that flood to find drainage solutions that will eliminate the collection of water during rain. 4 street and small drains will be blown out hopefully this week, where water is collecting.
- **Road Work repairs approved for 2024** – Lakeside Industries' bid to repair several large areas of the road, where there are concentrations of cracks, was approved by the Board. This investment of \$15,950 will help us to delay any need for a total road repair/repaving, and this money invested from the Road Reserve in 2024 will extend the life of the road considerably. The work will not be done until weather is warm enough (after April 1) and more information will follow. Installation of a suggested second speed bump will be considered at that time as well.

REQUEST FOR SERVICE forms –

Go to – www.sunland-div7.com/owners-only/

Enter password **22Hilltop20**

Click on 'Request for Service' box. The forms are on the top of the page that comes up - noting "click to open". Click on the link, fill out and submit! You will now get a line telling you it was sent or highlighting missing required info!

Questions or Issues? Call Carol Stults, 425.802-0301.