

# Sunland Division 7 Condo Association

## Newsletter – January 2024

### NEXT BOARD MEETING

**Thursday, January 18, 2024, starting at 3:00PM**

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, January 18, 2024 at a new time – 3:00pm The time for all regular Board Meetings will be 3:00pm unless otherwise noted.

All Owners are invited to attend. See the Division 7 website for the full agenda, which will be posted by the day before the Board meeting is held.

If you have issues or questions for the Board that you would like addressed at the meeting, please submit by Wednesday, January 17th to the Board President, Rob Baer, at [presidentdivision7hoa@gmail.com](mailto:presidentdivision7hoa@gmail.com).

Division 7 Website - [www.sunland-div7.com](http://www.sunland-div7.com) (Owner password 22Hilltop20)

### REQUEST FOR SERVICE forms –

Go to – [www.sunland-div7.com/owners-only/](http://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.

### Owner News Updates

#### Happy 105<sup>th</sup> Birthday, Cal Murphy

*A very special resident on Hilltop Drive had a birthday last Friday, January 12<sup>th</sup>, so he is now officially 105 years old. Cal and his lovely wife, Nancy, (who passed away), have lived on Hilltop for a long time – and were a fixture on the street holding hands and walking, at the club sipping wine or golfing, or sitting on the bench across the street from their home at 145 Hilltop. Cal now resides at Avamere care facility in Sequim. He does enjoy getting cards, and you can send him a note or card anytime at Avamere, 1000 S. 5<sup>th</sup> Ave, Sequim, WA 98382 atn Cal Murphy.*

#### Sad Goodbye to the Fosters

Ted and Christie Foster have moved to Federal Way to be nearer to their daughter. They will be back here one more time at least - at their home (142A Hilltop) - retrieving additional items. Our best wishes go out to these two very special people – they will be greatly missed. Their driveway was the location of many a Wednesday gathering, and we certainly hope they will come back for visits!

## Landscape Update from Kelly Foster, Landscape Director

Email: [foster55551@gmail.com](mailto:foster55551@gmail.com)

Phone: 360-280-6764

- **Snow Removal** – Jason Ambros 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.
- **No mowing during winter months** - Please note that Jason does not mow during the winter months. The focus is on keeping the landscape clear of debris and completing service requests that are sent in.

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

## Volunteers Needed

A new year has begun – and the Committees will begin their work soon – work that provides service to all of us Owners. More volunteers means more valuable input into how our Board manages all aspects of our HOA. Please consider visiting with one of the Committee Chairs to volunteer even a small amount of time:

**Finance Committee**: we need at least 2 more volunteers to meet monthly for 1-2 hours per month to review financial documents and policies, oversee the annual audit, and assist with budget planning. Even if you are gone for the winter, you can easily serve when you are in residence on Hilltop. **Contact Carol Stults, Treasurer, at 425-802-0301.** Cookies are provided at our meetings....just sayin’.

**Insurance Committee**: we need an additional volunteer to assist the Insurance Committee, which is mainly focused on working during renewal period beginning Feb 1 through March 31<sup>st</sup>. **Please contact Rob Baer at 360-477-4513.**

## *Attention Readers*

**6:30 pm Thursday, February 8, 2024.**

The BYOB Readers Club is meeting at The Gathering Place, 135 Fairway Drive, Sequim, WA 98382

The format is a bit different than most book clubs, where you all read the same book.

This format is **Bring Your Own Book (BYOB)** here you each share about a book (or two) you've read (or listened to), enjoyed and would recommend to others.

Future BYOB meetings: February 8, April 11, June 13, August 8, October 10 and December 12 2024

If you have questions, contact Joel McGehee  
Call or text 425-501-8890 (text is best)

Email [metronjm@gmail.com](mailto:metronjm@gmail.com), put BYOB in subject line

## Maintenance Update from Joel Ogden, Director

Email: [joelogdenc5@aol.com](mailto:joelogdenc5@aol.com); Phone: 805-217-0689

- **Gutter repairs** – January 24<sup>th</sup> will bring the gutter contractor back out to work on some additional gutters that are either poorly designed or need repairs. This winter weather (snow and ice) is very hard on gutters and we will be on top of repairs as the weather permits. If you have not reported a gutter issue, please do so by sending a Request for Service as noted on page 1 of this newsletter.
- **Drainage** - Contractors have assessed the drainage issue on the east side of 117A. We are also receiving bids on work to correct the drainage issue on the driveway area of 126D. Drain fields and street drains continue to be a problem in certain areas, as does the pitch of some of the driveways. We will be contacting other owners regarding areas around driveways that flood to find drainage solutions in an effort to finally eliminate the collection of water during rain. Street drains and gutters both fill up with debris caused by severe wind, and that continues to be an ongoing issue for maintenance. However, some drainage is the result of drain fields that are 50 years old and no longer functioning. We will keep on top of this issue and report more findings as the contractors determine what is needed at each site.
- **Privacy Fences and Walls** – We have budgeted for the repair of several privacy fences, and have been researching extensively on non-wood products that do not require maintenance. There are several options that are being reviewed, including vinyl, painted steel, or Trex fences. We simply must find a product that does not require maintenance work in 8-10 years, since wood rots too quickly in our moist climate, particularly where there is little sun in certain back yards.

## **EMERGENCY PREPAREDNESS**

Our CERT representative on Hilltop Drive, Joel Ogden, has provided us with an article that outlines essential items to have ready in the case of a disaster or emergency. The recent snowstorm illustrates how quickly even the weather can affect our ability to survive and be safe.

Please read the article attached to the newsletter email “7 Disaster-Ready Essentials Every Person Needs”, noting carefully the tasks you need to do to make sure you are ready in case of an emergency. In particular, do you have essential papers easily available in one packet? What about in your car – are you prepared for winter driving if weather comes unexpectedly? What about emergency cash that can be accessed easily? Do you have food and water – enough for your household?

It is good to remember that we live in a beautiful but isolated area, and that it may be some time before we can reach help or assistance can get to us.

Please contact Joel Ogden with any questions you may have or for more information on volunteering for CERT! Joel's email is [joelogdenc5@aol.com](mailto:joelogdenc5@aol.com).

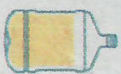
EVERYDAY CHEAPSKATE | MARY HUNT

ALL IMAGES BY SHUTTERSTOCK

# 7 Disaster-Ready Essentials Every Person Needs

Plan ahead now to be prepared for any emergency

The idea of emergency preparedness is good. But just having an idea is not good enough. Every person—every family—needs a plan in the event of a disaster that could disrupt the normal course of life. But where to start? That's where most of us get stuck for lack of useful, specific direction. I hope these quick tips will do the trick to get you unstuck and on your way to being disaster-ready.



## WATER STORAGE

First of all, you don't have to live in hurricane country to be prepared for one. Disasters can hit anywhere. This means water could be in short supply. For true emergency preparedness, store bottled drinking water in your home for your immediate needs. For flushing toilets and showers, line 30- to 45-gallon garbage cans with those large contractor plastic bags available at home improvement stores. Fill the garbage cans with water and apply their tight-fitting lids. Most people forget that three weeks without electricity means three weeks of no water if their water utility provider has not attached a generator to pump water to houses.



## POINT PERSON

Next, identify a friend or relative who lives in another state to be the disaster point person for your family. Keep that person's phone number and contact information with you at all times. Add this contact to every person's phone. Instruct all of your family members to call this person to check in with their location and condition in the event that you become separated when disaster hits. Be sure to let the point person know too!



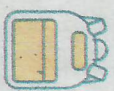
## IMPORTANT PAPERS

One of the most critical tips for emergency preparedness is to think ahead. So scan your family's important documents: birth certificates, passports, Social Security cards, insurance policies, property deeds, car titles, immunization records, pet medical records, school transcripts, business licenses, education degrees, and tax returns. Next, copy those files onto two DVDs or memory sticks. Keep one in a safe place, and have a trusted friend or relative in a different state—your point person—keep the other.



## EMERGENCY CASH

Also, you need to have some of your contingency fund in small denominations of cash; \$1,000 is reasonable, but any amount is good. Store it in a safe place outside of your bank, such as a fireproof home safe or another similarly protected receptacle known only to you and one other person. In the event of a natural disaster that cripples utilities and services, banks will be closed, and ATM machines will be down because they run on electricity, so you will want to have cash on hand.



## GET A GO BAG

Every household needs a "go bag." This is a collection of items you may need in a disaster if all services are cut off and you and your family are forced to become self-sufficient. And because you may need to evacuate with little notice, your go bag needs to be packed in an easy-to-carry container such as a suitcase on wheels. Additionally, have each family member keep a backpack that contains enough basic supplies to last for 72 hours—all packed and ready to go.



## FULL TANK

Keep your cars' fuel tanks more full than empty. Make that a new habit. If you are required to evacuate, you won't be the only one. Your entire community will be in the same situation. If your vehicle's fuel tank is regularly almost empty, you'll be stuck in a very long line—assuming any filling stations are still in operation. For true emergency preparedness, make a new rule that your car's fuel indicator never falls below half-full.



## TRUNK KIT

Store a sweatshirt, sneakers, and a pair of old socks in the trunk of the car next to the spare tire. If there's a flat tire, throw the sweats on over your good clothes. Next, kick off your shoes and change into sneakers. Being disaster-ready means you can change that tire without having to worry about getting dirty. Bonus: If the car simply breaks down, the sneakers will feel better on your way to the nearest service station. Check out Ready.gov for more information and terrific resources.