

# Sunland Division 7 Condo Association

Newsletter – March 2024

## NEXT BOARD MEETING

**Thursday, March 28, 2024, starting at 3:00PM**

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, March 28, 2024 at 3:00pm

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, March 27th 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)

### **ATTENTION ALL READERS**

**Join us at our next BYOB meeting –  
Thursday - April 11, 2024 at 6:30pm!**

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

This format is Bring your Own Book (BYOB) – here you share about a book (or two) you have read or listened to, enjoyed, and would recommend to others.

Mark your calendars for future dates - the schedule for 2024 has been set as follows:

- June 13
- August 8
- October 10
- December 12.

**NOTE: All meetings start at 6:30pm.**  
If you have questions, contact Joel McGehee or text 425-501-8890 (text is best) or email [metronjm@gmail.com](mailto:metronjm@gmail.com), putting BYOB in the subject line.

### **PEST Infestation season is here!**

There have been reports of both carpenter ants AND rats/mice infestations in the interior of two Units and garages. Pest control, including spraying the outside perimeter of a unit, is an Owner responsibility.

However, if you have carpenter ants show up inside your home, and the inspection by a qualified pest control company indicates they are nesting in the trees outside, Division 7 will pay to spray the trees in order to stop further nests and damage.

The best practice for carpenter ants is to set up regular inspections – either annual or semi-annually – in order to avoid them nesting anywhere.

As for rodents, Division 7 will repair screens or covers on any outside vents in the eaves that have been compromised by rodents. The Board appreciates notification of any infestation so that we may bring it to the attention of all Units in a building. A qualified pest control company can advise you on limiting access of rodents.

## Landscape Update from Kelly Foster, Landscape Director

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

Phone: 360-280-6764

- Ambro's Landscaping (Jason) has started mowing early this season. Cleanup continues and weed control has begun.
- The person who traps the moles has been working on an area behind 140 and 142. It is very challenging to trap them, but we will continue to work with her throughout the spring (oh please, please, please let it get here), summer and fall.
- We Love Trees has completed the bulk of their work but will be back in April to finish the large pruning jobs and to remove a tree from behind 121A. We were very lucky that the tree that went down on the golf course fell away from our buildings. This is an example of why we have to sometimes remove trees that have been marked for monitoring (sliver tags at the base of the trunk), are rotten inside, have disease, are splitting, and/or are leaning towards a building.
- I appreciate everyone's patience with the extensive clean up that has been an ongoing challenge. Thank you also for being cautious when large machinery is being used on Hilltop.
- If you have any questions and/or concerns, please email Kelly Foster, Division 7 Landscape Director at [foster55551@gmail.com](mailto:foster55551@gmail.com).

## Maintenance Update from Joel Ogden and Steve Lavelly Co- Maintenance Directors

CONTACTS: [joelogdenc5@aol.com](mailto:joelogdenc5@aol.com);

Phone: 805-217-0689

[lavco12000@yahoo.com](mailto:lavco12000@yahoo.com): Phone: 360-477-4252

- **Water Leaks** - Sunland Water Company has been check Hilltop Drive Units (as well as other areas of Sunland) for any evidence of leaks, by comparing daily usage. If usage shows overnight every hour it usually means there is water leaking – either from pipes in the unit, toilets running continuously, or faucets which have connected pipes that froze during the very cold weather and are now leaking somewhere – possible in the garage wall or ceiling. These are all the repair responsibility of the Owner. The leak might also be from the access pipe that runs from the meter up to the wall of the Unit outside underground, which is the responsibility of Division 7 to fix. We are VERY fortunate to have a water company that stays on top of these issues and works WITH us to find the leaks. In some cases, the Maintenance Director will have RJ Services come out to ensure there is no leak outside in the access pipe. We have had several Units where pipes have frozen this winter and caused leaks, and there have been at least 2 Units where toilets were running but because of long periods of no use, had not had the leaks detected by the Owners yet. If at any time you have any doubt about a water leak inside, you may call the Sunland Water company yourself and ask for them to check the usage on that meter – they will work with you to test your toilets and other possible sources if necessary. If they contact you about a leak, please cooperate with them!
- **Maintenance Season is in full swing** – Joel and Steve have been busy obtaining bids for garage door seals and privacy walls, and repairs for gutters. As these and other projects are starting to get scheduled, it will get **very busy** on the street. **Please be aware that there will be more trucks parked on the streets in the next few months – both for maintenance and landscape services. EXERCISE patience as you drive on Hilltop and slowly work your way to your own driveway. Alerts will be sent out if there will be significant blockage, such as during road repairs.**
- **Submitting Requests for Service (work orders)** – It is extremely important that you submit a Request for Service for any issue you wish addressed – **see next page for details in accessing the website AND submitting Requests for Service.** If you do not have internet access, please contact us at the above phone number and we can enter a request for you, or provide you with a hard copy to use for reporting issues! THANKS in advance for taking this important step!

## **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.

## **Division 7 - Rules Reminders**

We are continuing to highlight Rules and Regulations that are included in our Governing Documents that may have been confusing, in an effort to keep all Owners and tenants informed. Most of the time, if there is a violation, it is a result of just not knowing the Rule exists!. The Rules and Regulations of Both SLOA and Division 7 are online for easy access – see the website address above.

- **Speed Limit on Hilltop** – YES this was in last month's newsletter, but we continue to have a problem with people driving too fast on our private road. Please slow down as you come to the speed bump at the entrance to Hilltop Drive and Division 7, and be sure you are only going 15 mph! Please also notify any contractors who come, particularly propane truck delivery vehicles, that you expect them as an Owner to adhere to the speed limit on our street. Several of these very heavy trucks have been hitting the speed bump going too fast, which has resulted in cracks just past that area. Report any speeders to a Board member, so that we can notify them of the speed limit and caution them to slow down or be fined.
- **Open burning of wood on patios or decks** – Burning any open fires on a patio or deck is not only prohibited but extremely dangerous, and is against not only Division 7 rules, but also those of SLOA. Propane flames are allowed on patios or decks with these precautions:
  - Never leave a propane flame unattended.
  - Do not place a propane fire pit or barbecue grill next to siding or walls, where the heat can do damage.
  - Exercise caution when using any device, even propane fuel or candles, which has the potential to cause a fire.
  - Reminder that the Limited Common Area for each unit includes decks and patios – no alteration to those areas is allowed without the approval of the Board of Directors as outlined in the Rules and Regulations.
- **Rules and Regulations documents being update** – The Rules and Regs document is being updated by the Governing Documents Committee. Some of the edits/additions to this draft document includes, but is not limited to, the following:
  - **A section on Responsibility in table form in Exhibit D.** This table will be a great reference for each component of the Common and Limited Common Areas – to clearly show who is responsible for what components, something that has been badly needed. As we receive feedback from Owners regarding other confusing responsibilities, we will add to this valuable resource.
  - **Updated Hold Harmless Agreement and Request for Architectural Changes forms.** These forms are to be used when an Owner wants to make a change to Common or Limited Common Areas for any reason. We have updated these forms in the new draft Rules and Regulations, to make them easier for the Owners to complete, and to more fully protect Division 7 from any issues/accidents that arise as a result of project including the contractor who is completing the work. If you have a project in mind for your patio or landscaped area, or want to add a new front door, or front gate, for example, please review Appendix A, B and C for the process and forms required. Submit to Division 7, who will then forward the Request to SLOA for approval there.