

# Sunland Division 7 Condo Association

## Newsletter – May 2024

### **NEXT BOARD MEETING**

**Thursday, May 16, 2024, starting at 3:00PM**

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, May 16, 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, May 15th 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)

### **Ownership Changes**

Joe Hallberg and Stephanie Flynn have moved to 116D Hilltop from their previous home at 147 Hilltop. Congrats on your move and so glad you stayed in Division 7!

We say goodbye to the previous owners, Tom and Annie Jenkins, as they moved closer to the grandkids! We wish them the best.

### **HOLD THE DATE!**

**4<sup>th</sup> of July AND 50<sup>th</sup> Anniversary of our HOA**

The Social Committee is planning the next event to be held on Thursday, 4<sup>th</sup> of July. This year also marks the 50<sup>th</sup> Anniversary of Division 7- Hilltop Drive residences – more to celebrate. Mark your calendars and hold the date! The picnic will be held at lunchtime, and more details will follow. If you have friends or families visiting, they are also welcome.

**Please contact Nancy Baer if you are willing to assist – 360-477-4513.**

### **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 Landscape or General link, fill out and submit! You will now get a line telling you if it was sent or highlighting missing required info! Questions or Issues? Call Carol Stults, 425.802.0301.

## Landscape Update from Kelly Foster, Landscape Director

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

Phone: 360-280-6764

- **Irrigation Update** – Kelly and Katie have been working with Brett from Peninsula Water to start up all the systems. While there are areas that have some significant issues that need to be resolved on the south side, some of the systems are on and functioning. If you notice any issues with the sprinklers not coming on or leaking, please send in a Service Request or call Kelly or Katie.
- **We Love Trees** – This phenomenal arborist company removed an extremely large and split tree behind 121A. It was a huge challenge, even for them, and they performed exceptionally well, including staying to clean up late into the evening after a long 2 days. They have returned this past week to complete some major pruning of branches that are hanging on the roofs. The roof cleaner, In the Clear, will also be doing some smaller pruning of branches as he works on the roofs this summer.
- 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: [joelodenc5@aol.com](mailto:joelodenc5@aol.com);

Phone: 805-217-0689

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

- **Building Maintenance Volunteers** – most volunteers should have received their packets of information by now. See the article on page one about this new initiative!
- **Fence/privacy wall repairs** – There were several fencing and privacy walls that needed to be repaired or replaced, and Joel and Steve have been working on the most critical first – at 142 building and at 156. They will continue to evaluate others and repair as the budget will allow for this year, and look to 2025 to continue this important maintenance issue.
- **Deck repairs** – we have or will soon repair some of the deck supports, and are seeking final bids for the front porch at 117A and south deck at 137C, which are the next in line for replacement. These will be cement patios in both cases, converted from wood.
- **Drainage issues** – some of the drainage issues, specifically at 117A, 117D and 155 have cleared up considerably, partly due to work done on clearing gutters clogged in the ground, or downspout issues. We still have some final work on some of these areas and others, and are looking for permanent solutions, including other drainage areas at 142A. The evaluation for solutions is complicated, as we do not have drainage maps that show where all the street drains and added small drains are connected. We will keep owners up to date on next steps as we work toward final solutions.
- **Maintenance Budget** – we are watching the expenditures for maintenance closely and as we focus on completing prioritized projects, we may have to leave some repairs to next year's budget. We are doing our best to maximize the remaining budget dollars for 2024 and will continue to keep Owners informed on the status of their requested repairs.

## **Building Volunteer Program is launched by Maintenance Directors!**

Steve and Joel have been meeting with the building volunteers to hand out the package of info and do the first walk around the assigned building(s).

If you have not received your packet, please contact Joel and Steve as listed below, and they will be happy to set up a time to meet with you.

It is hoped that by doing twice-yearly checks of the perimeter of the assigned buildings, we will be more aware of needed repairs for budgeting.

We still need volunteers for building 121, 125 and 126, in case you are interested in assisting!

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

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

## **Hood Canal Closure Schedule for Maintenance**

**REMINDER – there have been some reports of significant backups recently, especially coming from Silverdale to the Sequim Area, due to the bridge closures from 10pm to 5am BUT also closures for both boats and **daytime maintenance short closures** as well. Please plan your drives accordingly, giving extra time even during the main part of the day.**

### **Reminder: SR 104 Hood Canal Bridge closures begin May 13**

A reminder to those who use the State Route 104 Hood Canal Bridge overnight: nighttime bridge closures begin Monday, May 13.

Over the next four weeks, the bridge will close most weeknights at 10 p.m. and reopen at 5 a.m. the following morning.

The bridge will close at 10 p.m. on each of the following dates:

- Monday, May 13 through Saturday, May 18
- Monday, May 20 through Thursday, May 23
- Tuesday, May 28 through Friday, May 31
- Monday, June 3 through Saturday, June 8
- Monday, June 10

### **Daytime center lock work**

In addition to the nighttime closures, crews will work during the day on the bridge's locking mechanism. The bridge will remain open to traffic during this work. It does require short 30 to 40-minute test openings during weekday daytime hours. This is about as long as a typical inspection opening.

**These test openings are scheduled for some time between 7 a.m. to 5 p.m.**

**May 24,**

**May 28-29 and**

**June 14.**

Construction crews working for the Washington State Department of Transportation will begin the final work for the SR 104 Hood Canal Bridge Center Lock Rehabilitation project.

Each night of work is weather dependent and could be rescheduled. Real-time information is available via the WSDOT Hood Canal Bridge webpage and the WSDOT app.