

# Sunland Division 7 Condo Association

Newsletter – June 2024

## NEXT BOARD MEETING

Thursday, June 20, 2024, starting at 3:00PM

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, June 20, 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, June 19<sup>th</sup> 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)

### Bring Your Own Book Club Schedule

Next meetings are  
scheduled as follows –  
be sure to mark your  
calendars!

All meetings are at the  
Gathering Place at  
6:30pm

-Thursday, August 8<sup>th</sup>

-Thursday, Oct 10<sup>th</sup>

-Thursday, Dec 12<sup>th</sup>

If you have questions,  
please contact  
Joel McGehee at  
425-501-8890 (text is  
best) or email Joel at  
[metronjm@gmail.com](mailto:metronjm@gmail.com)  
adding BYOB in the  
subject line!

## SUNLAND CERT AND CLALLAM READY OPEN HOUSE

AND TOURS OF OUR CONEX BOX  
WHICH CONTAINS EMERGENCY EQUIPMENT AND  
SUPPLIES USED BY YOUR SUNLAND CERT TEAM

Wednesday June 19

1:30 til 3:30  
in the Ballroom at the golf club  
Tours of the conex box til 6pm

### FOOD AND DRINKS PROVIDED

Come to learn about how we are preparing for  
emergencies in Sunland



## 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

- **Unexpected roof replacement at 147/149 building** – a building inspection during the sale of the 147 Unit indicated that the roof was failing, and after two evaluations by roofers, it was apparent that the roof could not be guaranteed to last 3-5 more years, as the lender for the buyer was requiring. This building's roof was replaced in 2006, and was not scheduled to be done until 2031 at the earliest; however, the reroofing done in 2006 was found to be negligent, which resulted in loss of grit and holes in the underlayment. This prevented the current roof from lasting 25 years as scheduled. The Board reviewed the issue and voted to reroof now, getting 2 bids. Because this is only a duplex which is about 40% the size of the 4-plexes and is not complex in design, the roof was estimated to cost between \$27,000 and \$32,000 including tax. Westend Home Services was awarded the contract, because the other bidder was not available in a timely manner. The project was started on June 10<sup>th</sup> and should be completed by Tuesday June 18<sup>th</sup>.

It is clear that the installation of roofs 20 to 25 years ago were not done well at times, and we cannot rely on the age of the roof as an indication of priority. The Maintenance Directors are arranging for an assessment by at least two roof experts, including all the roofs that have not been reroofed since 1996 through 2006 and will rank those roofs deemed to most need repairs or reroofing. The Board will be updating the Reroofing Schedule based on this evaluation and will update all Owners on the effect of this emergency roof replacement to the Reroofing schedule and Roof Reserve budget. ***If you notice a roofer on your Unit's roof, please be patient as these evaluations are completed. More updates soon!***

- **Deck repairs** – Repairs on some of the decks has been completed, with 155 upper deck remaining to be assessed fully and repaired at a later date. The deck at 137C is scheduled for replacement this summer and will be converted to a cement patio. We will delay repairing or replacing the front porch at 117A due to the reroofing emergency repair, and we appreciate the Owner's patience (Elizabeth Rosenberg) as we assess the 2024 budget balances.
- **Last but not least – POWER WASHING** – We will be power washing patios, sidewalks and driveways ***by request only***, due to the drought in our state.
- **Roofs and gutters cleanouts**– the roofs and gutters will be evaluated, and only those with a real need will be on the list to do this summer/fall, rather than cleaning all roofs.
- **Maintenance Budget** – we are still 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

**Building Maintenance Volunteers** – Thank you to those who have completed your Spring/Summer surveys! This will be so helpful as we start the 2025 budget process. It is also great to know what future repairs will be needed even beyond 2025, so we can prioritize our budget dollars.

If you have not yet turned in your Spring/Summer checklist, please do **so by June 30<sup>th</sup>!** – we will need the information for budgeting for 2025.

Also 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

## Landscape Update from Kelly Foster, Landscape Director

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

Phone: 360-280-6764

- Thank you to everyone who's been turning in Service Requests. The season is in full swing with both Jason and Brett completing a lot of work. We have several dead bushes on Hilltop and those are being cut down or removed when time allows. Currently priority is controlling weeds and pruning.
- After some major repairs of an old system the irrigation seems to be working well.
- We are aware that there are several trees touching roof tops and we will be working on getting those pruned back. We appreciate your patience after such a rainy season because it is taking longer than usual to get through everything.
- If you have any questions and/or concerns, please email Kelly Foster, Division 7 Landscape Director at [foster55551@gmail.com](mailto:foster55551@gmail.com).

### Division 7 needs you to volunteer!

The Board of Directors of Division 7 are sad to report that Krystal Brown has resigned from the Board, due to work and family commitments. Thank you to Krystal for her work on the Governing Documents Committee, and for her insightful questions and suggestions at Board meetings. We wish her the best of luck! **Now we need to fill not only her Board position but also fill the open 9<sup>th</sup> position as well.** We also need volunteers for committees who can assist the Directors and Chairs with input and insight from an Owner's perspective. Owners need to be aware that the 7 Board members remaining are not only covering a great deal of the Board and Chair positions, but also having to cover multiple specific roles individually, such as serving on the Governing Documents, Nominating, Maintenance, Landscape and Insurance committees.

The immediate needs for Division 7 includes:

- Two Board members to fill the open positions;
- An Assistant to the Secretary of the Board (or someone who is willing to be Secretary and Board member), whose main goal is to type the minutes from a recording and assist with the ballot distribution for the Annual Meeting (**time commitment per month 4-5 hours**);
- Owner volunteer committee members or Chairs – to be added to the Finance, Governing Documents, Nominating, Social and Insurance Committees.

***It is important that we all contribute some time to the management of Division 7, in order to have informed management of the affairs of our HOA for the long term! The more volunteers who will contribute a minimum amount of time will ensure no one 'burns out' by serving in too many capacities. Please consider volunteering, even if you are an Owner who rents out your unit, and come help the current Board members protect our most important physical asset – our homes!***

**Contact President Rob Baer or any member of the Nominating Committee (Steve Lavelly or Katie Venator) for more information.**



## **Time to Celebrate**

**50<sup>th</sup> Anniversary for Division 7 and 4<sup>th</sup> of JULY**

**Let's have a PICNIC on Hilltop!**

**DATE AND TIME: Thursday, JULY 4<sup>TH</sup> from 11AM– 1PM.**

Our usual summer fun event is even better this year as it is also a time to celebrate Division 7/Hilltop Drive's 50th anniversary!

We will have cake and stars and stripes!

The potluck picnic will be between the 2<sup>nd</sup> and 3<sup>rd</sup> island on Hilltop Drive!

Division 7 HOA will provide the hamburgers, buns, chips, all the fixings and condiments, plates/eating utensils, and water.

Please bring the following from your home:

- Lawn Chair(s)
- Any other drink you prefer
- POTLUCK – Bring a dish according to the following ABC last name categories:
  - A through L - Salads or finger foods
  - M through P: Side Dishes
  - Q through Z: Desserts

If you need assistance getting yourself or the above items to the picnic, please call Nancy Baer at 360-477-4513 and arrangements will be made for assistance!

**VOLUNTEERS NEEDED: GRILLMASTERS needed AND we need help with set-up and clean-up! Please call Nancy at 360-477-4513 to volunteer!**

**NOTE: Since we will be celebrating our Division 7 homes, we will provide a dropbox for those who wish to contribute a \$5.00 donation to Sarge's Place – Housing for Vets.**

**<https://sargesveteransupport.com/sarges-place-veteran-housing-in-forks-and-port-angeles-wa/>**