

# Sunland Division 7 Condo Association

## Newsletter – July 2024

### NEXT BOARD MEETING

Thursday, July 18, 2024, starting at 3:00PM

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, July 18, 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, July 17 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)

### HOLD THE DATE!

Insurance Presentation Scheduled!

**August 23, 2024 at 1pm**

Dianna Kaspar, our HOA agent for insurance, will be returning to Sunland to discuss insurance for condo owners and HOAs. She is a delightful speaker, who is knowledgeable and presents insurance in an easy to understand way. Come and get your questions re insurance answered!

The ballroom at the clubhouse was packed last year – so you do NOT want to miss this opportunity to ask questions about coverage! More details will follow next month!

### *Attention Readers*

**6:30 pm Thursday, August 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: 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

### WELCOME TO HILLTOP DRIVE!

We have new residents in Division 7! Please join us in welcoming them! We hope they enjoy Hilltop living as much as we all do.

- **142A – Joe and Helen Henline – who currently reside in Edmonds.**
- **147 – Beth Taylor – moving here from Allen, WA.**

We hope to see them often on the street after they are settled in.

## **Division 7 needs you to volunteer!**

The Board of Directors of Division 7 are sad to report that Derek Brown has resigned from the Board, due to work and family commitments. His mother, Joan Osker, has moved from 126B now to a new place in Federal Way, but Derek and Krystal will still be coming to stay at their unit – they just returned to Hilltop for a month of fun here. Thank you Derek for serving.

***This leaves us with only 6 Board members serving and 3 vacancies to fill as soon as possible. Filling these member terms helps to cut down on the amount of time spent by each Board member who may be filling multiple roles.***

The **immediate** needs for Division 7 includes adding three Board members to fill these open positions! Thank you to those who have indicated a willingness to serve but we need more. We simply must not wait to fill these positions until the November annual election – please be willing to volunteer some time to keep the work of our Division 7 Board effective.

***Contact Steve Lavelly, Rob Baer or Katie Venator for details!***

## **Landscape Update from Kelly Foster, Landscape Director**

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

Phone: **360-280-6764**

- **Landscape:** The landscape committee continues to work with Jason (Ambro's Landscaping) on removing dead plants that didn't survive the winter. We do have many dead shrubs however some have come back so please be patient if you see green leaves emerging. If you have any dead plants or bushes, please submit a Request for Service – ***see next page for directions!***
- **Pruning** is done throughout the year depending on how trees and other landscaping grows. Ambro's Landscaping is working through the current Service Requests for pruning so if you need something pruned, please send in a Request for Service if you haven't already done that.
- **Moles and Raccoons:** There are several areas that have moles and currently traps are set by the person who helps control our mole population. Please be aware there is a family of raccoons living in a tree on the golf course property. You may see some offspring so please keep your distance.
- **Irrigation:** We have extended the run time for the sprinklers that are on timers. If you see an area that looks dry, please submit a service request. Most of the irrigation system is on timers that run starting at 1:00 am or 2:00 am. The various zones are staggered and do not run at the same time. Setting the timers is somewhat complex but we have a wonderful irrigation contractor, Brett Romano, who makes sure that Katie and I have everything set correctly.

## **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.

## **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

- There are still a few projects left to be completed this summer, including the replacement of the deck at 137C. Our thanks to John Gagan who has patiently waited for his new deck! We are often asked why we are replacing decks on the golf course side with cement patios. The maintenance of decks – including cleaning and restaining every few years (for at least 63 decks) is amounting to a considerable annual maintenance cost. For the decks that are not elevated, it makes sense to eliminate all maintenance cost if possible, rather than pay just for cleaning and restaining wood every few years and replacing again in 10-15 years due to our wet climate.

When lumber became so expensive it became almost as much to replace a ground level deck with lumber as it was to replace it with a cement patio. The result has been well received by Owners who enjoy having a clean surface that they can just hose off themselves. Obviously each deck location is unique, but we will continue to search for alternate ways to repair decks to eliminate annual maintenance where we can.

- The two independent roof assessments are being completed by next week, and the Board will be reviewing recommendations for changes in the reroofing schedule, to make it more accurate in terms of prioritizing which roofs truly need repairs or replacements. Because we don't know who reroofed some of the buildings 15-20 years ago, we can't monitor based on poor installation or inferior products used by a particular roofing firm in some cases. The Maintenance Directors will update Owners on the results of these assessments when all are completed.
- A good portion of the 2024 Budget has been allocated for the most part, and we will be working on next year's budget needs.. If you have any maintenance request, please be sure to submit a Request for Service online – or phone Joel and Steve - so that we can assess not only the remaining 2024 needs, but also budget for next year!
- **See the top of this page for instructions on submitting a Request for Service!!**

## Hilltop Drive Fourth of July Picnic and 50th Anniversary Celebration

### *Note from Nancy Baer, Social Committee Chair*

Well, I don't know about you, but I had a great time at our street celebration last week! Certainly, hope you also enjoyed being with our great neighbors, eating fine food and CAKE, playing with cute dogs, and appreciating the community called Hilltop Drive.

Much thanks to all the helpers who set up tables, grills, food, canopy, etc. and helped tear down afterwards. Thanks to the well smoked grill masters, game mechanics and newsletter publisher. The picnic simply would not have happened without you!

We gathered \$134 to donate to Minsky Place Group Veteran Home under Sarge's Place management here in Sequim. Good Job! ***If you still wish to donate, the address is Sarge's Veterans Support Programs – 250 Ash Ave, Forks, WA 98331. Click on this website for more info for this worthy cause in Sequim:***

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

*Editor's note: AND a huge thanks to Nancy Baer (and Rob too) for pulling this all together so that we could congregate and EAT! Many trips to pick up supplies takes time and it is much appreciated. Kudos to all!!!!*

## SUNLAND COMMUNITY GARAGE SALES INFORMATION FROM SLOA

**Division 7 owners** – here are some reminders regarding the Community Garage Sales planned on the dates below.

- Please be sure to registered with SLOA, using their Community Garage Sale Sign up form. You may pick one up at the SLOA office, or use the one attached to the SLOA email regarding the sales.
- Consider traffic flow when you park on Sunland streets if you are shopping on these days.
- Traffic flow on Hilltop may be compromised – please drive slowly through the street (as you should always) and be on the lookout for more pedestrians than usual due to limited parking on Hilltop.
- The Board may put out additional information via email, once the number of sales on Hilltop is determined, in order to provide guidelines for parking and road restrictions.
- NOTE: Even and Odd numbered Units will be allowed to conduct their sales only on the weekends noted:

August 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup> – Even Numbered Houses/Condos

August 16, 17<sup>th</sup> & 18<sup>th</sup> – Odd numbered Houses/Condos

Households participating in the event will need to register with the SLOA office and adhere to garage sale policies. Participating in the Community sale will not count against the one sale per year that each household is currently allowed to have.

**IMPORTANT!! Please contact the SLOA office at 360-683-7473 if you plan to participate as a seller so that they can communicate directly with all sellers as the dates draw near!**