

Sunland Division 7 Condo Association

Newsletter – September 2024

NEXT BOARD MEETING

Thursday, September 19th, 2024, starting at 3:00PM

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, Sept 19th, 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 tomorrow - Wednesday, September 18th - to the Board President:

Rob Baer, at presidentdivision7hoa@gmail.com.

Division 7 Website - www.sunland-div7.com
(Owner password 22Hilltop20)

Hold the Date

Annual Christmas Celebration!
(Santa is getting ready – better mark your calendars!)

Friday, December 13th at 5pm
at
The Gathering Place
Watch for more details to follow!!

Upcoming Annual Meeting – Division 7

Our Division 7 Annual Meeting of Owners is set for
Thursday, November 21st at 3pm at the Gathering Place.

Watch for more details! Information and Ballots will be mailed or delivered no later than November 1st. It is important to return your ballot by November 21st to ensure a quorum!

Landscape Update from Kelly Foster, Landscape Director

Email: foster55551@gmail.com

Phone: 360-280-6764

- **Tree Care:** Most of our efforts have been focused on trees this past two weeks. We Love Trees has been working on Hilltop Drive, pruning, adding cabling to strengthen heavy branches and clearing out live and dead branches that hang over roofs, as well as taking out 2 trees – both diseased. This work should assist in keeping trees healthy for a long time, and protecting our roofs and gutters.
- **Moles:** The trapper has still been working on areas with moles – hopefully as cold weather sets in the moles will be gone for the winter!
- **Irrigation:** Our irrigation contractor, Brett Romano of Peninsula Water, has been installing back flows in two areas where none existed. He of course will be working next month on winterization – yes winter will be here before we know it.

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

CONTACTS: Joel Ogden: joelogdenc5@aol.com; Phone: 805-217-0689

Steve Lavelly NEW email: maintenancediv7@gmail.com; Phone: 360-477-4252

NOTE the new email above for Steve Lavelly – please change your contact records and use only this email!

- **Deck for 137C** – the new cement patio project for 137C will start with demolition this week, and pouring of cement date to be confirmed by contractor.
- **Privacy Walls and Fences:** The privacy wall repair between 156C/D has been completed by one of our new contractors, RC Home Repair (Rob Carey). This completes the repairs of that area with new gutters installed to prevent water damage that caused the issues.
- **Projects at 155 and 134A** – the contractor is two weeks out to start 155 deck post repairs and we are still waiting on a confirmed date to start the railroad tie replacement project at 134A.
- **Building Volunteer Reports** have been reviewed and the work needed was noted for next year. We thank all the volunteers who took time to review their building this spring/summer. **VOLUNTEERS** – starting now and through October, please take time to walk around the building you are covering and submit the fall report – **NOTE: ONLY REPORT any new issues** that were not reported in the spring/summer. If you need a copy of the FALL CHECKLIST, please contact Steve or Joel for a copy. We appreciate your efforts to assist in proactively finding issues that need attention!

REQUEST FOR SERVICE forms –

Go to – 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.

Rules and Regulations – Monthly Rule Highlight!

Hilltop is busy place for pets – both our own Division 7 pets, but also those who are not residents on Hilltop who walk their pets on our street daily. Several Division 7 Owners have requested that we remind pet owners in Division 7 specifically about the Rules and Regulations of **Division 7 and SLOA** in regard to how Owners should manage pets in Sunland and on Hilltop.

Division 7 Rules and Regulations (for both OWNERS AND TENANTS) are as follows:

Common Area and Limited Common Area Rules – ARTICLE III – Section G Pets and Animals

A. Pets and Animals

1. **Keeping Animals:** No livestock, poultry or other animals shall be kept in or around any Unit or on the Common Area except usual household pets.
2. **Restraining Pets Outside:** When out-of-doors, pets shall be restrained from running free (includes dogs and cats) **at all times.**
3. **Pet Dropping Removal:** Pet Owners shall immediately remove pet droppings and dispose of them appropriately.
4. **All tenants and guests of Owners must adhere to the R&Rs as stated, including rules regarding pets.**

After written notification, if the offense is not remedied, the Division 7 fine for a violation includes a fine of \$25 to \$50 dollars for the first offense; \$100 - \$500 for second and third offenses.

Please also note that Division 7 Owners AND Tenants are responsible to not allow any activity in a Unit, Limited Common or Common Area to be a nuisance or annoyance to others, per R&R Section F-3. This also relates to the behavior of our pets!

We are fortunate to have many happy dogs living on our street and Owners who take their responsibilities seriously. Thank you for the attention you are giving to your pets!

SLOA Rules and Regulations (for both OWNERS AND TENANTS) Section V –

- A. **Pets – All pets, including cats must be walked on a leash or otherwise restrained when outside. This includes while in the owner’s yard. Electronic fencing does not fulfill the mandates of this rule. The inability to control a pet even when on a leash, which results in an injury, is a fineable offense. Violations should be reported to the County Sheriff first, then to the SLOA office. Droppings shall be removed immediately and disposed of by the owner. WALKING PETS ON THE GOLF COURSE IS PROHIBITED. SLOA Fines for violations of these pet policies is as follows:**

AUTOMATIC FINE ASSESSMENT SPECIFIC			
1	Pet off leash and NOT under owner’s control	R&Rs Section V, para A	\$100 1st, \$200 2nd, \$300 3rd event
2	Pet attack upon a pet	CC&Rs Section V, para A	\$500 1st, \$1000 2nd, \$1500 3rd event.
3	Pet attack upon a person	R&Rs Section V, para A	\$1000 1st, \$2000 2nd, \$3000 3rd event

NOTE: Any violation of Division 7 Rules regarding pets will be reported to SLOA and the Owners may incur penalties from both SLOA and Division 7, if not responsive.

5 Board positions are open!

Without a full Board, the services the Board has been performing cannot be sustained.

Without volunteers on the Board and on Committees, the focus that has been in place for the last few years will be gone.

Our Units have gained in value almost 100% in the last 10 years – we need to protect our assets through working together on maintenance, landscape and finances.

We need the following:

- Vice-President
- Board Secretary
- Co-Chair of Maintenance
- Landscape Committee members
- Chair, Governing Documents
- Insurance Committee members
- Social Committee members

Come partner with us to figure out what would work for you and your schedule AND how we can easily use your skills, even for a few hours per month!

Speak to the nominating committee today!
Steve Lavelly (360-477-4252), Rob Baer (360-477-4513) or
Katie Venator (360-477-3545).