

Sunland Division 7 Condo Association

Newsletter – October 2024

NEXT BOARD MEETING

Thursday, October 17th, 2024, starting at 3:00PM

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, October 17th, 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, October 16th - to the Board President:

Rob Baer, at presidentdivision7hoa@gmail.com.

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

Division 7 ANNUAL MEETING scheduled for November 21st!
The Board of Directors will be providing all Owners with ballots and informational packets to assist in making an informed decision on the 2025 Budget and Election of Board Members.

Voting packets will be delivered – in person or via mail between Nov 1st – 4th. Check the voting packet for instructions on options for turning in your Ballots!
Thank you to the 5 candidates who came forward to run for a Board position!

All Division 7 Condo unit Owners are invited to the following meetings:

Owners Informational Meeting:

Monday, November 11th, at 1:30pm
Location: Gathering Place

This will give all owners an opportunity to ask questions of the Board prior to voting. It is not the meeting where votes will be counted.

If you prefer, you may drop off your vote by depositing your sealed Ballot or Proxy Ballot in the box provided at this meeting. Ballots can also be mailed to P.O. Box 298, Sequim, WA 98382.

Owners Annual Meeting

Thursday, November 21st at 3:00pm.
Location: Gathering Place

- Election – Board of Directors
- Review of 2024
- 2025 Annual Budgets for approval
- Ratification of vote/proxy results

Your vote will only count if you turn in your Ballot or Proxy Ballot by the start time of the Annual Meeting. A box will be provided for you at this meeting.

Landscape Update from Kelly Foster, Landscape Director

Email: foster55551@gmail.com

Phone: 360-280-6764

- **Irrigation:** Our irrigation contractor, Brett Romano of Peninsula Water, and Katie Venator are working on the fall shutoff of our irrigation system. The timers have been turned off and they will be blowing the system to ensure no freezing lines. Thanks to both of them for a job well done this year. Significant progress on the condition of our irrigation lines, including a new backflow that was required by Sunland Water and new automatic timers on some of the previously manual systems.
- **Tree Care:** Kelly and Katie have received very positive comments on the results of the cabling and pruning done to three large trees on Hilltop. Two large trees were determined to be a hazard, and were removed. More pruning and cabling is planned next year in order to demonstrate that we are not deferring tree maintenance, which the insurance company has said is of top importance if we have a claim for roof damage. At the same time, we are saving the trees from being blown over in a windstorm so that they will be on our street for all of us to enjoy.

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

CONTACTS: Joel Ogden: joelogdenc5@aol.com;

Phone: 805-217-0689

Steve Lavelly: maintenancediv7@gmail.com;

Phone: 360-477-4252

- **IMPORTANT FIRST ANNOUNCEMENT:**

Building Volunteer Reports: FALL reports are due! Starting now and through October 16th, 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 email Steve or Joel for a copy. We appreciate your efforts to assist in proactively finding issues that need attention!

- **Deck for 137C** – the new cement patio project for 137C is moving forward. Contractor will be finalizing with the edge seating next.
- **Owner Projects** – we have been busy with construction projects being done at Owner's expense, including front entrance gates at 151/153, 148A and 108A, and fence extensions at 137A and 133B. If you have projects you would like to do in the future, contact Steve Lavelly for the appropriate Architecture or Kelly Foster for the Landscape request forms.
- **Projects waiting on contractors** – we are still experiencing a lack of timely contractor scheduling for projects, and we will be seeking alternatives to the approved bidder if we don't see progress VERY SOON. This remains the most frustrating part of overseeing maintenance – and we understand Owners who are frustrated when the contractor just simply will not respond with a firm date for the work. Both Joel and Steve are working hard to finalize all 2024 projects, hampered only by the lack of communication. This is NOT new to Sequim but still very difficult to solve at times! Thank you owners for your continued patience!

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 [Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.] Issues? Call Carol Stults. 425.802-0301.

Winter reminders from the Maintenance Co-Directors

Winter is fast approaching, so it's time to prepare for the colder months ahead!

Here are steps you can take to winterize your space, reduce risk and be prepared for the winter months:

1. Store outdoor furniture in a shed or garage to protect it from the elements;
2. Cover or store your grill to prevent rusting;
3. Drain and store hoses to prevent freezing; insulate the outdoor faucets with a cover;
4. Insulate any outdoor pipes with foam sleeves to prevent bursting;
5. Have pet-safe ice melt or kitty litter on hand to spread on slippery surfaces for traction in icy or snowy conditions;
6. Install weatherstripping around doors and windows to keep cold air out;
7. Place covers on any outdoor AC units to protect them from snow and ice.
8. ***Have your chimneys cleaned by a chimney sweep to ensure safe use of your wood-burning stove or fireplace.***
9. **IMPORTANT: Send in a Request for Service if you note any issues with gutters and downspouts during fall rainy days, which will allow time for the Maintenance Directors to schedule maintenance.**

By taking these steps, you are ready for whatever winter throws at you!

RULE OF THE MONTH – message from SLOA:

Election Signs

In accordance with Sunland Rules and Regulations, homeowners are permitted to display ONE election sign per candidate and/or initiative. Failure to adhere to this policy will result in a notice of violation.

Visit the SLOA website to reference all the Governing Documents that covers all Units/Owners in Sunland (as shown also in our Division 7 Rules and Regs).

As stated in the R&Rs for SLOA: The purpose of having rules about signs is to maintain the residential beauty of our Sunland neighborhoods. Signs must be no larger than 18x 24 inches. The SLOA CC&Rs Article II Section 3(c) permit the following:

- Political Signs may be displayed on owner's property prior to an election and must be removed no later than the day after the election. Only one subject per sign is allowed. The fine for noncompliance to SLOA's sign rules is \$100.00.



You're Invited

Division 7
Annual Holiday Party
Friday, December 13th
5:00 pm start time
at the Gathering Place

Please bring a hearty appetizer to share
and a non perishable food donation for
the food bank

* BYOB*

RSVP: Nancy Baer 360-477-4513

Attention Readers

6:30 pm Thursday, December 12, 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: 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, put BYOB in subject line