

Sunland Division 7 Condo Association

Newsletter – November 2024

Annual Meeting

Thursday, November 21st, 2024, starting at 3:00PM

The Annual meeting of Owners will be held at the Gathering Place (135 Fairway Drive) on Thursday, November 21st, 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, November 20th - 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 at 3pm. !
All Owners should have received their ballots and informational packets to assist in making an informed decision on the 2025 Budget and Election of Board Members.***

IMPORTANT - If you have NOT voted yet as you read this, please deliver your vote in the sealed envelope to the Ballot boxes located at the 108A or 142C patios or bring it to the Annual Meeting this Thursday. Your ballot must be turned in by the call to votes at the Annual Meeting.

DO NOT mail your ballot at this late date!

We have only received 26 ballots as of today – and we need 35 votes for a quorum to even attest the election, and 38 votes to pass the budget. EVERY OWNER – please fill out your ballot/proxy as needed and deliver it!

Contact Carol Stults, Board Secretary, if you want to send your ballot electronically or have any questions (425-802-0301 cell phone).

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.

Landscape Update from Kelly Foster, Landscape Director

Email: foster55551@gmail.com

Phone: 360-280-6764

- **Tree blown down at 117A:** During the latest windstorm, the willow tree on the northeast side of 117A blew over. Fortunately, it fell towards the parking area and did not damage any of the Unit. The uprooting of the tree ball exposed some cable and/or PUD wires, so the full removal of the tree will not be done until the utility companies all have looked at their exposed wires and conduits. Several tree companies have been called, and Katie Venator is overseeing the next steps for full cleanup.
- **Landscape Contract for 2025:** The Landscape Committee has been reviewing the 3 bids received for the 2025 Landscape Contract and will be finalizing the decision this week.

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

- **Building Volunteer Reports:** We are still missing some FALL reports – **if you have not yet walked around your building, please do so on the next sunny day and report to Steve or Joel. If there are no changes, let them know that there is no report to give.**
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!
- **Gutter issues** – we have experienced a great deal of wind AND rain in the past 3 weeks – which has resulted in gutters clog with tree and leaf debris causing gutters to overflow or leak in areas. Please be sure to report any issue with your gutters so that we can prevent further damage to the surrounding fascia boards or siding. We have also had one report of windows leaking due to the exterior trim or flashing arounds the windows that has deteriorated. Reporting any such leaks is very important so that we address this issue as quickly as possible.
- **Deck for 137C** – the new cement patio project for 137C is in and the contractors doing the remaining work to install seating and repair the privacy wall between 137C/D are selected – we hope to have these two additional repairs/installations done before the end of the year.

As we mentioned last month, 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.

IMPORTANT INFO – getting ready for winter! - See page 3 of this newsletter for the list of Owner duties needed for winter preparedness.



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

REMINDER: Now that it is dark after 5pm, you can easily check your outdoor lighting to ensure that it is working properly. Automatic outdoor lighting is a requirement in SLOA and in Division 7 Rules and Regulations.

If your lighting is manually turned on, be sure to do so EVERY EVENING!

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.

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

Winter Is Coming!

Have you read the list in last month's newsletter to make sure you are prepared for winter weather? All Owners in Division 7 should check off the items on the list before frost, snow, ice and wind arrive – which could be soon!

See the page 4 for the post from last month's newsletter. Critical ones that many of us learned the hard way last year:

- Don't just cover your faucets with insulated covers. **Be sure to drain all your hoses after you remove them from the faucets.**
- Insulate any outdoor pipes with foam sleeves to prevent bursting.

- **IMPORTANT - IF you are leaving for an extended period of time, turn off the water and DRAIN all faucets – both indoors and outdoors! A leak can affect your neighboring Units while you are gone!**

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!