

# Sunland Division 7 Condo Association

## Newsletter – February 2025

### NEXT BOARD MEETING

Thursday, [February 20, 2025](#)

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on Thursday, February 20, 2025 at [3:30pm](#).

**NOTE this is a new starting time that will remain throughout 2025!**

All Owners are invited to attend. See the Division 7 website for the full agenda, which will be posted one day prior to the Board meeting. If you have issues or questions for the Board that you would like addressed at the meeting, please submit by Wednesday, February 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 Only menu password 22Hilltop20)

### Revised Rules and Regulations - Division 7

All Owners should have received their copy of the new Revised Rules and Regulations.

If you have NOT received your copy – either delivered in person or via email – please contact the Governing Docs Committee Chair – Debby McGehee at [debbymcgehee@gmail.com](mailto:debbymcgehee@gmail.com).

There is also a copy posted on our Division 7 website under Owner Info menu/Governing Documents:

[www.sunland-div7.com](http://www.sunland-div7.com)

### History of Sunland

Have you read Sunland, *A Fine Place to Live: The History of One Sequim Community?*

Division 7 HOA now has two of its own copies thanks to a gift from Janene Piecuch (held by **Rob Baer**) and the Alice Myers family (held by **Carol Stults**). Others who have lived here on Hilltop may also have copies.

The photos and narrative are well written and it certainly answers many questions about not only Sunland but also Hilltop Drive. A great read on a winter day!

Contact the Board members above to check out one of the books.

**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 any missing required info that prevented it being sent to the Board members.

Questions or Issues? Call Carol Stults, 425.802-0301.

**Maintenance Update from Julie Turnross, Maintenance Director**

**CONTACT INFO:** Julie Turnross [jtec@sonic.net](mailto:jtec@sonic.net) Phone: 707-696-8783

**Project Updates from Julie:**

- Windows with broken seals were replaced at 108A. The replacement glass list includes all owners who have turned in requests for a review or replacement of window glass that is showing signs of broken seals. While we do not budget a great deal of dollars annually for these repairs, we keep a list that is sorted by the date Request was turned in, and the level of clouded glass that is present, and spend the annual budget accordingly. If you have a glass window whose seal has broken, please send a Request for Service from the website.
- A temporary repair was made to a wooden chimney surround at 119A that was causing a roof leak. More repairs will be necessary in the spring. We're waiting for warmer temperatures to begin work on several repairs around Hilltop!
- We are seeking bids from painters for the exterior of 138/140, and will plan to complete that full exterior project in 2025, once the weather is warmer.

**Landscape Update from Katie Venator, Landscape Director**

**Email:** [div7landscape@gmail.com](mailto:div7landscape@gmail.com) **Phone:** cell 360-477-3545

- **Landscape Cleanup!** We have received a lot of positive feedback on the Landscape Contractor – Squeaky Clean – who are coming every Monday to work, taking sections each week to thoroughly clean up winter debris. If you have any questions or comments, please direct them to Katie Venator at the above email.
- **Ornamental winter pruning scheduled at times for Monday 2/24 through Friday 2/28!** Many of the ornamental trees will be pruned this next week by We Love Trees. Please watch for the truck and equipment that the workers will be using throughout Hilltop at certain times on these days. If you are walking on the street, **please walk around the workers carefully and stay away from the equipment.**

## EMERGENCY PREPAREDNESS UPDATES

Much has been written in the news about emergencies affecting homes and lives in many areas, including emergencies caused by weather (wind, snow, ice storms, heat, tornadoes, earthquakes, floods, volcano eruptions, and hurricanes), as well as significant fires.

While on the Olympic Peninsula, focus is often on the chance of a major earthquake, there are many other factors that may impact your home and lives on a smaller scale but that will prove to be as impactful to individuals financially and physically. A fire or flood in a house or condo can result in loss of a home for many months and may also pose a significant danger to life.

This month is the time to potentially review your plan for **any emergency** – your escape from the immediate danger, food and water availability, power to cook and stay warm (what is going to be your source of backup heat), and temporary housing.

The good news is that we have a significant organization in Clallam County to assist with preparedness. Here are some people to contact for access to information and guidance on what steps to take to be ready for anything that represents an emergency.

### **CERT Contacts:**

**Captain CERT 4 - Sunland**  
**Deputy Division Chief - Sequim Division**  
**John Anzalotti - 630-605-0056**

**Division 7/Hilltop Drive CERT Representative:**  
**Joel Ogden – 805-217-0689**



# CERT

Community Emergency Response Team



## Neighbors helping Neighbors

Serving East Clallam County and NE Jefferson Counties  
Clallam County Fire District #3  
Tel: 360-504-2531 / Email: [cert@ccfd3.org](mailto:cert@ccfd3.org)  
Website: [www.ccf3.org](http://www.ccf3.org) select CERT Program