

Sunland Division 7 Condo Association

Newsletter – January 2025

NEXT BOARD MEETING

Thursday, [January 16th, 2025](#)

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on Thursday, January 16th, 2025 at 3:00pm.

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, January 15th - to the Board President:

Rob Baer, at presidentdivision7hoa@gmail.com.

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

Revised Rules and Regulations - Division 7

Revisions to the Rules and Regulations (R&R) will be on the agenda at the Board meeting on January 16th, including a possible motion and vote on acceptance of the changes.

The major portion of the changes include a new Exhibit D, outlining the various components of Units, Buildings, Common and Limited Common Areas and noting the responsible party (Division 7 or Owners) for each component.

This will enable all Owners to easily understand their responsibilities for maintenance and landscape in the areas around and in their Unit. A final printed copy will be provided to all Owners when the R&Rs are approved. Stay tuned!

Our thanks to Debby McGehee for chairing the Governing Documents Committee for 2025, as well as Committee members who contribute – Margaret Cox, Nancy Baer and Carol Stults.

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 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 Phone: 707-696-8783

Project Updates from Julie:

- **137C deck project:** The contractor has completed construction of 137C/D privacy wall and 137C deck steps and bench. Thank you to Rob Carey from RC Services for getting it done by the end of the year!
- **Roof and gutter cleaning:** Ian from In the Clear continues to clean gutters and apply zinc to prevent moss growth; Ian also repaired a broken gutter on 155, and proves to be a valuable partner in reporting issues on roofs, eaves and gutters as he completes his annual work for Division 7.
- **Upper deck and drain repairs – 117C:** We have an unexpected repair to do at 117C due to a leak from the upper deck drain system into the garage wall. Bids have been received and will be reviewed for a final decision on best repair strategy.
- **Handyman update:** Tom Brandt of Brandco Home Services repaired woodpecker damage at 117D, repaired gutters at 119B, and evaluated drain/water leaks at 117C.
- **Front deck replacement – 117A:** Bids are being received for deck replacement at 117A to be done in 2025.

Landscape Update from Katie Venator, Landscape Director

Email: div7landscape@gmail.com **Phone:** cell 360-477-3545

- **Landscape Contract for 2025:** Squeaky Clean Services owner Christina Wagner met with Katie last week to walk Hilltop Drive and review the landscape areas around the buildings. Chris will be charged to manage the completion of the duties required in the contract. She will be providing services at least one day a week with a 2-3 man crew. She will also be emptying the yard waste bins as needed.
- **Landscape project at 163 Hilltop:** The restoration of the south hillside behind 163 is completed including replacement of the old broken steppingstones with safer steps down the steep slope. Again, thank you Mary and Sandy/Matt for your patience!
- **Snow removal:** Katie and Steve Lavelly are identifying snow removal options, and will be ready if snow arrives. Owners – please be sure to prepare for snowy/icy conditions at your own home – your sidewalk, patios, and driveways are Owner responsibilities for clearing snow. If you use ice melt pellets or product, please be sure it is pet friendly!