

Sunland Division 7 Condo Association

Newsletter – March 2025

NEXT BOARD MEETING

Thursday, **March 20, 2025**

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on Thursday, March 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, March 19th to the Board

President:

Rob Baer, at presidentdivision7hoa@gmail.com.

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

NOTE: The Board has been working to finalize the insurance renewal for 2025; an update will be sent to All Owners via email on Thursday after the Board meeting.

Attention Readers

6:30 pm Thursday, April 10, 2025.

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: June 12, August 14,
October 9 and December 11 2025

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

New Neighbors on Hilltop

- **126C – new Owners:**
Keith Lund and Suzanne Rowe are the new owners and are moving here from Spokane. We will catch up with them soon to get acquainted!
- **156D – new Tenant:**
Caesar Mazahreh is the new tenant who accepted a position as the Director of Fiscal Operations at Peninsula College in Port Angeles, having recently moved here from San Diego where he resided for 44 years. Caesar reports his favorite sport is volleyball but will attempt Pickleball and perhaps rekindle his golf game. He has a two grown children, a daughter who lives in Bothell and a son who resides in Florida.

Please join us in welcoming these new residents to Division 7!

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.

DID YOU KNOW – when you enter a Request for Service, it is immediately sent via email to all Board members for awareness of an issue! A copy also goes into your Unit's file! COOL!

Questions or Issues? Need someone to enter a form for you? Call Carol Stults, 425.802-0301.

Maintenance Update from Julie Turnross, Maintenance Director

CONTACT INFO: Julie Turnross jtec@sonic.net Phone: 707-696-8783

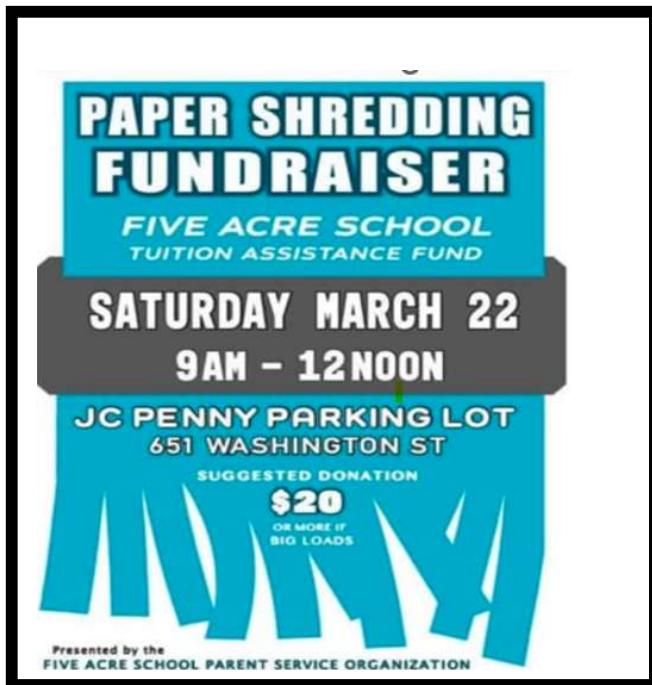
Project Updates from Julie:

- Maintenance activities have been limited to soliciting and reviewing bids for upcoming work while we wait for warmer, drier days.
- Major upcoming projects include reroofing (including some roof repairs) and painting of one building this year.
- Building volunteers – we will be in contact in late April with 2025 review forms for your annual walk around assessment of your assigned building(s). Thank you for being a part of this process – it will help us tremendously as we prioritize maintenance for 2025 and beyond, and catch issues before they become critical emergencies that were not noted previously.
- Owners – reminder to use the website to report any Requests for Service – issues that you see in your unit's exterior are important to us for planning and prioritizing our budget dollars. See the article at the top of this page with instructions on how to report a problem to Maintenance.

Landscape Update from Katie Venator, Landscape Director

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

- We Love Trees was back on Hilltop Drive, focused on pruning and shaping our ornamental trees.
- Squeaky Clean (our landscape contractor for 2025) has done some outstanding clean up in a number of areas. They will continue to improve sections as they have time each week, and the regular weekly mowing will soon be their focus as well.
- If you have any specific issues in your landscape, please be sure to enter a Request for Service using the Landscape form OR text Katie at the above phone number.



Board Volunteers Needed

We have 2 positions open on the Board of Directors!

Please contact Board President, Rob Baer, if you are interested in finding out more!

Rob – 360.477.4513.

Maintaining Smoke Detectors

Spring is an excellent time to change out the batteries in your smoke detectors throughout your unit. By doing so you can avoid those 3 am beeps that are hard to deal with in the dark!

While replacing smoke detector batteries is the responsibility of the Owners, it has been brought to our attention that the Clallam County Fire Department, if available, does offer assistance to the elderly or disabled for battery changes to smoke detectors.

Also, it is noted from the Fire Department that 10 year batteries are now available so that you are not changing batteries all the time!

IF you need assistance with batteries, please phone John McKenzie, Fire Code Technician, at 415-577-8331.