

Sunland Division 7 Condo Association

Newsletter – April 2025

NEXT BOARD MEETING

Thursday, [April 17, 2025](#)

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on Thursday, April 17, 2025 at [3:30pm](#).

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, April 16th 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.

YARD WASTE BINS VIOLATIONS

This past week, a wreath containing metal and fake berries was found in the Yard waste bins on west island – a violation of the rules posted for using these bins.

PLEASE DO NOT throw anything in the yard waste bins that is **NOT** yard waste!

Yard Waste includes clippings from grass, trees or shrubs, dead plants, sticks or pinecones.

DO NOT PUT any DIRT or SOIL from last year's flowerpots!

DO NOT PUT metal in the bins ever.

DO NOT PUT trash of any kind that is NOT considered recyclable yard waste in the bins **EVER**. Follow the guidelines on the signs.

Note that when these facilities are misused, volunteer neighbors must go through the bin and remove the dirt, metal or plastic berries, for example, so that the remaining items could all be accepted for disposal.

HOOD CANAL BRIDGE NEWS

The Hood Canal Bridge is still undergoing regularly scheduled maintenance this week and will be closing intermittently throughout the day from **Monday April 14 thru Friday April 18th**.

Plan your trips accordingly as the **closure will last from 15 - 60 minutes long.**

Closures are at **unscheduled times!**

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:

- Bids for painting for 138-140 building have been received, and the painting work will be scheduled as weather permits.
- 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

- Squeaky Clean has done another pass-through on the grass and are lowering the blade deck half an inch a week to eliminate significant clippings, because the mower that has the bag catcher is out of service. ***They will be out this Saturday to do more mowing of grass.*** Please be patient while we work with them to mow the grass areas properly.
- The Irrigation Contractor will be out this week to set up the irrigation system for the season.
- We have been working on enhancing the area at the entrance to Division 7 by the sign and will be planting a few new shrubs and pruning as well. Stay tuned for the results!
- 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.

Calling all photographers!

Our Division 7 website needs some new photos of Hilltop Drive. The ones on the current website are more of Sunland and other divisions than of our beautiful street.

If you have an interesting photo that shows Hilltop Drive or Sunland settings, please send them to carols48@gmail.com or deliver them to 108A Hilltop Drive, if you don't have a way to forward them via email.

The ones selected will be used to update our website!

HOA Insurance Renewal Update – March 20, 2025

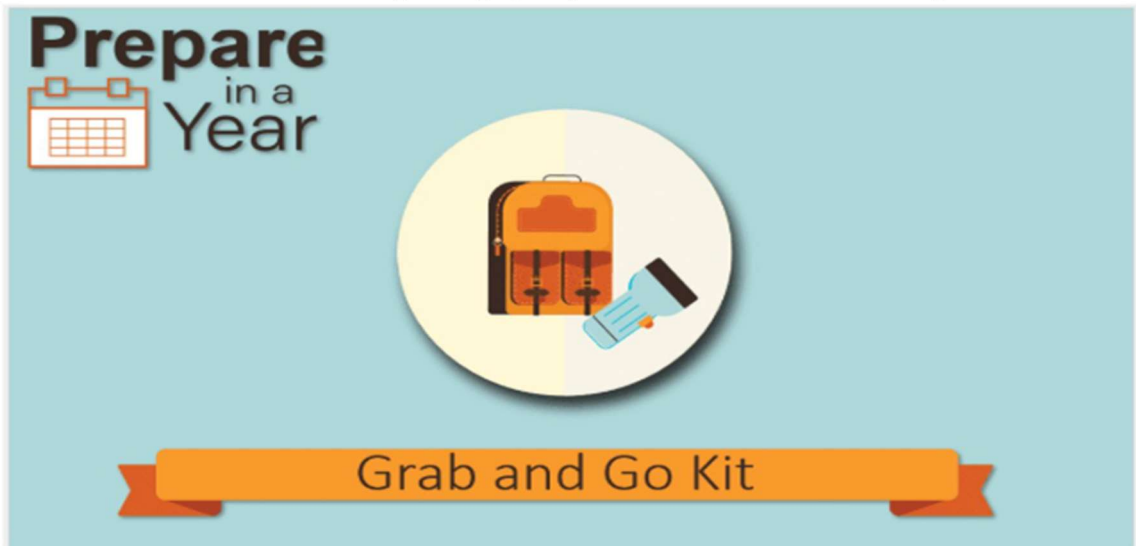
Below are the discussion points and final decisions of the Board related to the renewal of HOA's insurance coverage for the period March 20, 2025 – March 20, 2026.

- The Finance Committee and Board reviewed the comparison of coverage and costs from the 2024 renewal to the 2025 proposed coverage and cost. The numbers for 2025 reflect a total cost that is less than the estimated comparable coverage than the Board anticipated under worst case scenarios during budget planning. For example, earthquake insurance coverage was only going to add \$13,936 rather than the \$16,340 that we had estimated based on the rising costs percentages we were given.
- The approved 2025 budget was based on spending \$56,000 for the total insurance coverage **WITHOUT** earthquake insurance. Given the lower anticipated cost of earthquake insurance AND the lower cost of the other insurance coverage categories, the final costs WITH EARTHQUAKE insurance, as presented to us in March by our agent, Dianna Kaspar, would add only \$8,830 more to the total cost of insurance than was budgeted. The Finance Committee and the Board elected to review the feasibility of adding earthquake insurance for 2025. After the discussion and review, the options to cover the cost of adding Earthquake Insurance included:
 - Repurposing some of the budget dollars for 2025 from Landscape or Maintenance budget line items, such as tree care and glass replacement, or
 - Contributing only \$10,000 as a reserve allocation from the operations budget (the current amount budgeted was \$19,000), or
 - Seeking a one-time special assessment (averaging \$140 per unit) from the Owners to pay for the difference, leaving the rest of the 2025 Budget category allotments as approved.
- After careful discussion, it was determined that the Board would elect to secure the earthquake insurance, as well as retaining the liability coverage at the same level of total liability coverage as last year. A motion was made to renew the insurance coverage WITH earthquake insurance at a total cost of \$64,830 (\$8,830 more than budgeted for insurance costs), with the following provisions:
 - The Board would wait until the 2026 Budget talks are underway in July and review the budget status for 2025 at that time, to better assess if the cuts in budget categories to cover the \$8,830 is possible. If so, no small one-time special assessment will be required in 2025, and we would be covered with earthquake insurance coverage as well.
 - If budget shortfall cannot be covered by repurposing from other categories, the Board will decide by the Annual Meeting in November if a small one-time assessment (average \$140 per unit) is needed to cover the extra cost (requiring Owner approval), or if the Board will elect to transfer less than the budgeted \$19,000 to reserves and cover the insurance shortfall, As always we will keep the Owners informed at all times on the discussions.

NOTE: the Owner packet, which outlines all the insurance coverage for Division 7 property, is now posted on the website, and a copy is attached to the Newsletter email for you as well. If you need a printed copy, please contact Carol Stults at carols48@gmail.com.

The link to the Owners only section of the website is <https://sunland-div7.com/owners-only>
Scroll to the bottom of the page under Insurance Policies. (Owner password is - **22Hilltop20**)

April/May list – do you have your Grab and Go Kit ready?
The “Prepare in a Year” program will help you break out different projects that will result in better emergency preparedness after one year!



- All things you may need if you have to leave your home
- Food, water, medications, clothing, communications equipment, charger cords for devices,
- Flashlight, extra batteries, whistle, signaling device, toiletries, knife, garbage bag, duct tape, electronic copies of important documents,
- First aid kit, comfort items for family members and pets
- Pet supplies can be stored inside a crate. Crate may be needed to keep your pet with you at a shelter