

Sunland Division 7 Condo Association

Newsletter – May 2025

NEXT BOARD MEETING
This Friday May 9th at 10am

NOTE: CHANGE IN NORMAL MEETING DATE/TIME

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **FRIDAY, May 9th at 10 AM.**

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, May 7th to the Board President:

Rob Baer, at presidentdivision7hoa@gmail.com.

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

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.

Attention Readers

6:30 pm Thursday, June 12, 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: 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

BOARD MEMBERS NEEDED!

OWNERS – we need volunteers to serve on Committees or as Board members!

The best way for us to be efficient is to have more participation in the volunteer work we do – with more involvement it is easier and less of a time commitment to serve!

We simply cannot sustain the level of service and oversight without more Board members and volunteers. Please phone Rob Baer or Carol Stults to discuss your options to serve!

Maintenance Update from Rob Baer, Acting Maintenance Director

CONTACT INFO: Rob Baer presidentdivision7hoa@gmail.com. Phone # 360-477-4513

NOTE: In Rob's absence please contact Carol Stults – 425-802-0301.

Project Updates:

- Rob Baer has assumed the duties of Maintenance Director until another volunteer comes forward to assist. Please see Rob's contact information above – but remember to issue a Request for Service on the website first, unless it is an emergency. If you need assistance and Rob is not available, please contact Carol Stults at the number above.
- The major project at 117C upper deck and garage wall has been completed. Compliments from Owners Jack and Penney indicated that Rob Carey of RC Home Repair Solutions did an outstanding job restoring the damage done by a leak in the drain from the upper deck.
- Powerwashing of decks, driveways and sidewalks is now on the agenda. There will be a few decks power washed and stained in the next weeks, and the Owners will be notified of the date/time their deck will be scheduled.
- Potential new contractors are being interviewed and used for some projects to test their abilities. We will be fixing some mailboxes that need attention, staining decks, fix boards in driveways that need replacing, and have scheduled repairs to solve some gutter issues. If you are waiting on a repair, please be patient as we work through the list now that the weather is cooperating.
- Building volunteers – you will be receiving your forms for the spring walk through for the assigned buildings. We will also be contacting several Owners where are original building volunteers have moved or are not now available. Stay tuned for more direct info.

Landscape Update from Katie Venator, Landscape Director

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

- The front entrance project has now been completed. Our thanks to Squeaky Clean (for such a small invoice to do the work) and all who volunteered their time and energy.
- The irrigation system: Brett, our irrigation contractor, has completed adjusting the system – and the entire system has been turned on! The **automatic** timers on the south side AND north side are set to run in the early hours on two days now – and as it warms will be adjusted. The northside **MANUAL** timers will be turned on by volunteers. Brett will continue to work on any adjustments needed.
- 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.

EMERGENCY CARE for PETS opening on June 6, 2025 at 6pm

Peninsula Pet Emergency Service will open on June 6th, 2025!

They will only be treating dogs and cats at this time. The veterinarian will be Amanda Mason, and the phone number to reach them is 360-207-4773, located inside the Pacific Northwest Veterinary Building at 289 W. Bell Street in Sequim.

For more information and hours, please see their website - [PENINSULA PET EMERGENCY](#)

Furniture for Sale

Neighbors moving and selling a lovely couch and chair, 55-inch smart TV and TV table, antique dining table and chairs. For photos and more information, contact Karen Orazi at 108B/C Hilltop Drive – cell phone 303.845.2727. Must sell immediately!

FRIENDS & DIVISION 7 NEIGHBORS PRE-SALE Gathering

SPONSORED by PORT ANGELES SOROPTIMIST CLUB
whose service fees return to local communities.



Pre-Sale Date: Thursday, May 22, 2025 10 AM – 2 PM

LOCATION: 125D Hilltop Drive
(estate of Dawn Kerns)

Merchandise Available: Everything – including but not limited to:

Newer Samsung washer and dryer, Samsung 46" TV and Blu Ray DVD, sofa, queen size Ikea Hemnes bed frame and mattress, dressers, nightstands, jewelry, coffee tables, bookcases, display cases, lamps, computer desk, file, good condition housewares, vacuum cleaners, dining table with four chairs and bench, large wall clock, collectibles, Wedgewood, fabric, sewing notions, sewing machines and accessories, Ott lights, dress form, wall mirror, wall art, slider bench, Christmas décor and much more!

NOTE: No early birds. Cash only please. All sales final.

Please Park on one side of the narrow street without blocking driveways.

Next -- Main Estate Sale date: Friday & Saturday, May 30 & 31

Prepare in a Year



5. Important Documents



After a major disaster, you may need financial assistance and will want to document any property loss for insurance and income tax purposes. Having ready access to the documents necessary for completing application forms, as well as those which could be difficult to replace, will help reduce delay and frustration. Use a scanner or your cell phone's camera to take pictures of these important items and then put them on an encrypted flash drive. Password protection is important because you don't want private information to fall into someone's hands by accident.

QUICK TIP: Strengthen your financial preparedness for disasters and emergencies by downloading FEMA's Emergency Financial First Aid Kit at <http://bit.ly/EFFAK1>

1. Gather property insurance papers (home, renter's, auto, boat, etc.) and make copies.
2. Gather health insurance papers (medical provider, dental provider, life, extended disability, etc.) and make copies.
3. Gather financial papers (bank, investment, retirement, etc.) and make copies.
4. Gather wills, powers of attorney, and estate papers and make copies.
5. Take photos or videos of all valuables as documentation for insurance claims.

If you have physical copies, store these copies and photos in a safe deposit box, fire proof box or in a zipper storage bag in your freezer.

Checklist of important documents:

- Household (anything to help identify people in your household, children, pets): marriage/birth/death certificates, passport, social security cards, driver's licenses, green card, pet microchip information.
- Financial (anything to help you request insurance and disaster assistance after a disaster): lease/home ownership, vehicle registration, title, loan, utility bills, proof of address, banking accounts, retirement/investment accounts, insurance policies — home, auto, renter's, life, flood, sources of income-paystubs, proof of employer.
- Medical: health/dental insurance, medicare, medicaid, Veteran's benefits, lists of medications, doctor office phone numbers, medical power of attorney, disabilities documentation.
- Emergency contact info: doctor office, dental office, pediatricians, pet vets, employer, supervisor, schools.
- Valuables: photos of valuables, copies of family photos, photos of home.