

Sunland Division 7 Condo Association

Newsletter – July 2025

NEXT BOARD MEETING

Thursday, July 17th at 3:30pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday July 17th 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, July 16th, 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.

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

BYOB Readers Club

6:30 pm Thursday on the following dates:

- August 14th
- October 9
- December 11

The format is **Bring Your Own Book (BYOB)** – at our meetings, each participant can share a book (or two) that they have read or listened to, and enjoyed or would recommend to others.

If you have questions, contact Joel McGehee
Call or Text 425-501-8890 (texting is best)
Email: metronjm@gmail.com. Put BYOB in the subject line please.

Board Resignation

Rob Baer, President of the Board of Directors, has received the resignation of Sharlene Busch as Secretary, and Ed Busch as a member of the Finance Committee.

We wish them well as they move to Vancouver, Washington area to be nearer to family, and we thank them SO MUCH for the effort they put in as volunteers on Hilltop.

We now need to fill the positions of Vice President, Maintenance Director, Secretary, and a slot in the Finance Committee. See page 3 for more information!
Call Rob Baer at **360-477-4513**

Maintenance Update from Acting Maintenance Director

CONTACT Rob Baer – 360-477-4513

Project Updates:

- Project 138/140: The final Prep work on siding has been approved and will be done next week on 138/140 prior to the painting of this building hopefully the first week of August. This entailed repairs by not only Division 7, but both owners to fix siding issues related to their sunrooms before we could start painting. HATS OFF to Margaret Cox and Debby/Joel McGehee for stepping up and securing the repairs required so that the building will be all set to be painted. ***If you have a sunroom and have not had it inspected for some time, please do consider doing an inspection this summer – it's a great time to act!***
- We have completed powerwashing on 6 decks, 6 patios, and 4 driveways, and will be reviewing others that particularly need moss removal. If you just want to have your own driveway or patio cleaned for aesthetics, you can contact our current power washer – Nathan Wigner – who works on the Landscape Contract as he has a small business doing just that on weekends. He is very reasonable, thorough and fast.
- Next steps on the cleaned decks is to stain or paint – will be working on those decks that need attention in the next week, as well as focusing on some other pending projects.
- Building volunteers – your forms will be delivered by Thursday of this week – please take time in the next 2 weeks to walk around the assigned buildings and note any areas that need attention. Turn in your forms with any photos to Rob Baer - Reports are due on Monday, August 4th. If you took photos, you may forward your photos from your phone via email. Reports are due on Monday, August 4th.

Landscape Update from Katie Venator, Landscape Director

NOTE EMAIL CHANGE: Email: katie@olympen.com Phone: cell 360-477-3545

- A water meter will be added to 133C/D north facing property by Sunland Water company for tracking irrigation water there. The irrigation lines in some areas in the front of 125A/B/C/D will be capped and not used any longer per agreement with the Owners there and the Board. These irrigation areas were never turned on and we will save on \$500 per year per meter by not keeping them available any longer. Should the need arise, they can be uncapped and signed up for water service in the future.
- Irrigation water schedules will be adjusted to accommodate the warmer weather. If you have any issues with the timers or schedule, please let Katie know.
- We have read all comments about the Landscape contractor, and we continue to tweak their schedule and the focus of each weekly visit to get to all requests and needed tasks completed in a timely manner. Please be patient while we integrate them into the needs of Division 7.
- 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 Members urgently needed!

The Board of Directors for Division 7 are in urgent need of more members for the Board or for Committees.

We are now down to 4 people who are working haard to cover all the following positions:

- Vice President
- Secretary
- Maintenance Director OR Committee member
- Governing Documents Committee member – editor

Are you someone who has asked “Why isn’t my Request for Service done?” The answer is that there are no people in these positions right now, and we are filling in as best we can while also are trying to fulfill our own current responsibilities for the Board (President, Treasurer, Landscape Director, etc). And like all of you, we have family and friends with whom we want to vacation this summer, chores at home, and health issues to cope with while we are covering for 4 other people.

We ask that you consider just serving on a committee (or better yet as a Board member) until November and learn all about our Division. We are organized with a list of work to be done, and we need Owners to

- simply type up the minutes of the meeting from a recording, or
- edit a governing document on the computer, or
- call for contractors to schedule work to be done, or
- Meeting with contractors to get bids on Requests for repairs, or
- assist with filing, or
- deliver newsletters, or
- welcome new neighbors on behalf of the Board, or
- assist with the Christmas Party planning, or
- check the mailbox at the Post office twice a week!

The question remains – what are you willing to do to keep our Division running smoothly for all, and to protect our property values and keep our dues down? Without more volunteers, we will be forced to hire professional assistance for some of the duties, at an increased expense from our usual budget.

If you have questions or want to visit with a Board member, please phone Rob Baer at 360-477-4513. We will be happy to listen to any suggestions!

Social Events at Sunland Golf Club

Join in the fun! Membership not required!

Social events at the Sunland Golf Club are open to all – and include **Wednesday Night Dinner, Chic Flix Night, Music at Fire and Stein (usually on Saturday evenings),** and **Trivia Night!**

Upcoming is the Drive for the Cure – August 9th, 2025! This fun event is actually for a worthy cause, as all money goes to the Olympic Medical Center Foundation for assistance for those who cannot afford procedures or support for treating Breast Cancer. To date, this annual endeavor at Sunland Golf Club has raised \$150,000 in the past – and they want to contribute as much as they can this year to that! For more information contact the Pro Shop at the Clubhouse.

All Social events are noted in the SLOA emails each month – or stop by the clubhouse and get acquainted with the bulletin board in the hallway to sign up for events.

Questions? Email Kelly Foster (119B Hilltop) at foster55551@gmail.com.

Come out, have fun with friends and support our neighborhood Club!

SLOA and HOA organizations have a meeting!

Bob Eichhorn invited the Sunland condominium HOA Boards to meet together on June 12th to discuss mutual issues as well as receive an update on what is on the radar for SLOA. Rob Baer and Kelly Foster attended to represent Division 7.

The agenda was established as follows:

- Meeting Guidelines – Bob Eichhorn
- Overview of SLOA obligations to and requirements from each Division. – Bob Eichhorn
 - Architecture Committee – Mike Mullikin
 - Landscaping – Nik Skogsberg
- How Does Your Division see SLOA – Help or Hinderance, and why?
- How can SLOA assist you, if at all? - All
- Is there potential to share legal counsels, insurance coverages, or any other services?
- Does your Division realize any benefit from paying SLOA Annual Dues and How much of an impact does SLOA Annual Dues affect your specific Division?
- Is there anyone in your Division who would like to assist SLOA Recreation with planning events and social opportunities?

The meeting was attended by representatives from 2 of the 5 condo HOA Boards and was a great start to what could be a collaboration on many joint topics. More to follow we hope!

Prepare in a Year



6. Get 2 Weeks Ready



Prepare to be on your own for two weeks

When a large disaster happens, it may take two weeks for resources to help us. You may be on your own! Coping with the impacts of a disaster is never fun. However, by planning alternative ways to take care of your needs, you can reduce much of the inconvenience and discomfort. Take things one step at a time. You can buy items at discount or dollar stores over multiple trips. Watch for sales over holidays.

QUICK TIP: Being 2 Weeks Ready is as simple as adding one can of food to your cart every time you go grocery shopping to add to your disaster supplies. Don't forget about your pet, too!

Lighting



- Flashlight and extra batteries.
- Camping lanterns: (battery-operated only for inside use. Candles are not recommended and may cause fires).
- Light sticks: These can provide light for 1-12 hours and can be purchased at many department stores.
- Solar lights: Lights that can be recharged using the sun (still works to a degree when cloudy, too).

Shelter

It is common for people to not want to sleep in their homes for a few days following a major earthquake. Having an alternate means of shelter will help you and your family be as comfortable as possible.



- Tent or waterproof tarp.
- Sleeping bags or blankets and pillows.
- Rain gear.
- Emergency/space blankets (compact and easy to store).
- Newspapers or magazines provide insulation from the cold or heat.
- If you have a van, camper or RV, it can be used as your alternate shelter.

Cooking

Never burn charcoal or use camp stoves indoors. This could cause carbon monoxide poisoning.

- Camp stoves, sterno or butane stoves, barbecues – gas or charcoal.
- Fireplaces – After an earthquake, do not use until the chimney and flue have been inspected for cracks. Sparks may escape in to your attic through an undetected crack and start a fire.
- Since a lot of emergency food options are “Just add water/hot water,” use clean or filtered water or boil for appropriate time when cooking.
- Washing dishes won't be easy, but it's still doable. Warm water over a stove. Otherwise, use disposable utensils, cups and plates.



Protecting food when the power goes out

- Keep refrigerator and freezer doors closed as much as possible. A full refrigerator will maintain safe temperatures for up to 6 hours.
- A full freezer will maintain safe temperatures for one or two days; a half-full freezer one day.
- Discard at-risk refrigerated foods that are warmer than 40 degrees Fahrenheit. If in doubt, THROW IT OUT.
- If you think the power will be out for several days, try to find some ice to pack inside the refrigerator and freezer.
- Remember to keep your raw foods separate from your ready-to-eat foods.

Prepare



in a
Year

REMEMBER!
When in doubt, throw it out.

When do I save and when do I throw out food?

Refrigerated foods should be safe as long as the power is out no more than a few hours and the doors have been kept closed.

Frozen foods which are still frozen are not a problem.

If potentially hazardous foods are thawed but still have ice crystals you should use them as soon as possible.

How do I know if the food is unsafe to eat?



You cannot rely upon appearance or odor. Never taste food to determine its safety.

Some foods may look and smell fine, but if they've been warm too long, food poisoning bacteria may have grown enough to make you sick.

What happens when the power comes back on?

Allow time for refrigerators to reach the proper temperature of lower than 40°F before restocking with all fresh foods.

Foods are categorized into groups:

A. Potentially hazardous foods are the most important to know. These include: meats, fish, poultry, dairy products, eggs and egg products, soft cheeses, cooked beans, cooked potatoes, cooked pasta, custards, puddings, etc.

B. Some food may not be hazardous but the quality may be affected. These include:

6. Get 2 Weeks Ready



salad dressings, mayonnaise, butter, margarine, produce, hard cheeses, etc.

C. Some foods are safe. These include: carbonated beverages, unopened bottled juices, ketchup, mustard, relishes, jams, peanut butter, barbecue sauces, etc.

Sanitation

The lack of sanitation facilities following major disasters can quickly create secondary problems unless basic guidelines are followed.



If the water lines are damaged or if damage is suspected do not flush the toilet. Avoid digging holes in the ground. Untreated raw sewage can

pollute fresh ground water supplies. It also attracts flies and promotes the spread of diseases.

Store a large supply of heavy-duty plastic bags, twist ties, disinfectant and toilet paper. A good disinfectant that is easy to use and low cost is a solution of one-part liquid bleach to ten-parts water.

If the toilet is not able to be flushed, it can still be used. This is less stressful for most people than using some other container:

1. Remove all the bowl water
2. Line bowl with a heavy-duty plastic bag.
3. Add a small amount of deodorant or disinfectant.
4. Securely tie the bag and dispose of it in a large trash can with a tight-fitting lid. This large trash can should also be lined with a sturdy trash bag.

Portable camp toilets, small trash cans, or sturdy buckets lined with heavy-duty plastic bags can also be used. Those with tight fitting lids are best.

Large plastic bags and toilet paper should be kept at work and in the car for use if you are away from home. These can be wrapped in newspaper in preparation for future disposal.

Kit supplies

Your Grab & Go Kit can be a starter kit for home; add to it to be 2 weeks ready at home.

Food:

- ▶ Canned Meats, Fruits, and Vegetables
- ▶ Canned Juices and Soups
- ▶ High Energy Foods - Peanut Butter, Granola Bars, Trail Mix
- ▶ Comfort Foods - Cookies, Hard Candy, etc.
- ▶ Dry Meats like Beef Sticks and Jerky
- ▶ Freeze dried "emergency food." Meals Ready to Eat.

First Aid Supplies:

- ▶ Sterile 4" Adhesive Bandages
- ▶ Sterile 4" x 4" Gauze Pads
- ▶ 4" Rolled Gauze Bandages
- ▶ Large Triangular Bandages
- ▶ Butterfly Bandages
- ▶ Adhesive Tape
- ▶ Scissors & Tweezers
- ▶ Moistened Towelettes
- ▶ Bar Soap
- ▶ Latex Gloves
- ▶ Aspirin
- ▶ Antacid
- ▶ Anti-Diarrhea Medication
- ▶ Instant Cold Packs
- ▶ Antibiotic ointment to dress wounds
- ▶ Safety pins
- ▶ Needle & Thread
- ▶ Sanitary Supplies
- ▶ Splinting Materials