

Sunland Division 7 Condo Association

Newsletter – August 2025

NEXT BOARD MEETING

Wednesday, August 20th at 3:30pm

NOTE the change in day of the week!

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Wednesday, August 20th 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 **Tuesday, August 19th**, 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.

Attention Readers

6:30 pm Thursday, October 9, 2025.

The next meeting of the BYOB Readers Club is scheduled at The Gathering Place, 135 Fairway Drive, Sequim – come join in the fun!

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) where you each share about a book (or two) you've read (or listened to), enjoyed, and would recommend to others.

Future BYOB meetings: 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

CAU Insurance Presentation

Friday, August 29th at 1:30pm

Sunland Golf Course Ballroom

Dianna Kaspar, CAU Agent

Come learn from the best –

- What coverage do you have under the HOA policy?
- How does it affect your own HO6 (condo Owner policy)?
- What discussion points do you need to successfully navigate your own coverage?

Join the other condo Owners/Divisions in Sunland to learn from an excellent speaker!

Maintenance Update from Acting Maintenance Director

CONTACT Rob Baer – 360-477-4513

Project Updates:

- Date for reroofing of Building 126 has been revised; contractor approved has proposed completing the roofing in the next few weeks instead of early spring 2026 – with us only paying 50% of the bid now and 50% in spring 2026 as planned. Board approved this change and owners at 126 have been notified.
- Painting Project 138/140: Painting should be commencing in early September
- Front Deck at 117A has been completed – with Owner bearing the cost of the Trex upgrade.
- Deck at 157 has been stripped, sanded and stained – we still have several decks that need power washing or staining; these will be scheduled as soon as contractors can be confirmed.
- Siding and trim repairs at 148A completed.

Landscape Update from Katie Venator, Landscape Director

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

- A water meter will be added to 133C/D has been installed and was not as difficult as 133A/B project. Sunland Water did the work, and our only expense is the parts for the connections.
- We continue to tweak the watering schedules to accommodate the lack of rain, but the significant rain this past weekend will help considerably. **IMPORTANT NOTE: Due to Sunland Water's request to adjust some irrigation times to space out the demand for water, some scheduled times for running the irrigation areas have been adjusted to avoid the 1am to 4:30am time frame. Within that time period, water consumption throughout Sunland has set off alarms at the Sunland Water plant due to many irrigation systems running then, requiring personnel to respond. We have completed these adjustments as requested.**
- Katie and Mike Mowatt met with the Landscape Contractor due to the unexpected loss of their key employee assigned to us. A review of the expected duties each week will continue to be top priority. Hiring new personnel in Sequim is difficult, and the Owners are filling in to do the work. We will continue to work with them weekly to identify areas that are being missed..
- **IMPORTANT: DO NOT GUIDE or direct the Landscape Contract workers to do work at your Unit or for any of the Common Areas.** We value your input and good stewardship, please keep sending us any areas you notice are not being taken care of – but email or text Katie OR submit a Request for Service if you have noticed a particular area that has been missed. **We always appreciate your constructive comments and information!**

Board Members urgently needed!

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

THESE are the positions that are currently being covered by the 5 existing Board members:

- Vice President
- Secretary
- Maintenance Director AND/OR Committee members
- Governing Documents Committee member – scribe/editor

We are exploring the possibility that we will have to hire some professional assistance for Board positions, since the current number of Board members is simply not enough to sustain the work of Division 7. This will mean redirecting funds used for maintenance and landscaping to professional HOA managers/CPAs to keep all systems running efficiently, with necessary work done in a timely manner.

While we hope that Owners will come forward, the work continues even if no one steps up. Any and all suggestions are appreciated!

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!

ESTATE SALE

134C Hilltop Drive

9am to 3pm

Saturday, August 23rd

Sunday, August 24th

Furniture, LOTS of Tools,

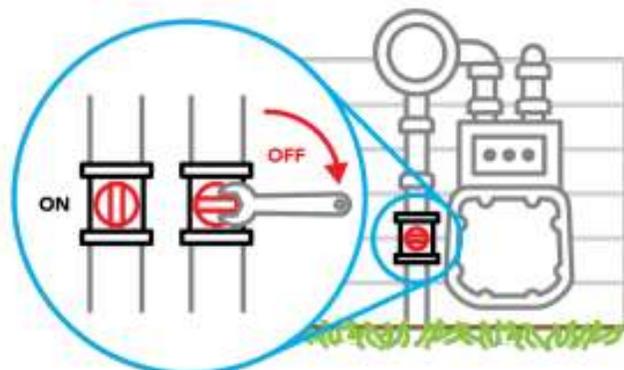
Fishing Gear

Household Items

Prepare in a Year



8. Utility Safety



Remember: *Right is Tight. Left is Loose.*

Natural Gas

Natural gas leaks and explosions are responsible for a significant number of fires following any major earthquake. Here are some steps to shut off the natural gas:

1. Locate the shut-off valve (make sure this valve will turn. To shut off the gas, turn the valve 90 degrees or 1/4 turn, so that it crosses the pipe).
2. If your valve is rusted open, do NOT put WD-40™ lubricant on it. It may corrode the O-rings that allow the valve to turn.
3. Attach a wrench to the meter or to the wall directly behind the meter.
4. Choose a crescent wrench that is at least 12-inches long.
5. Adjust it to fit your valve before hanging it behind the meter in case it rusts.

Turn gas off after an earthquake

Shut off the gas immediately only if you:

- Smell the odor of gas (rotten eggs).
- Hear a hissing sound.
- The meter dials spin more rapidly than normal.

Do not use matches, lighters, open flame appliances or operate any electrical switches until you are sure no gas leaks exist. Sparks from electrical switches could ignite the gas.

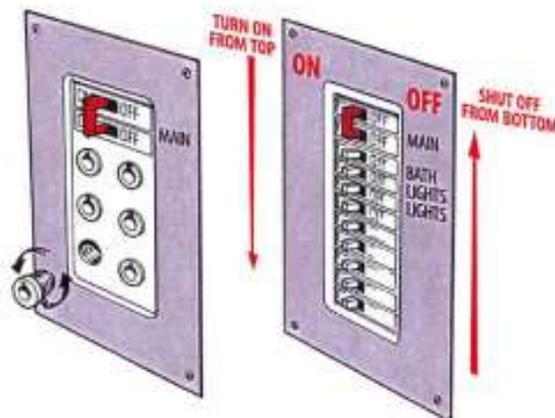
If you smell natural gas, immediately get everyone out of and away from the house. Open the windows and doors to provide ventilation. Shut off the gas at the meter.

Propane

Have your home's propane tank properly installed by a qualified professional and serviced on a regular basis.

Propane tanks are extremely flammable.

- Do NOT store tanks in a building, garage, or enclosure.
- When not connected for use, keep tank valve turned OFF.
- Never store a spare tank beneath a grill.
- Always store tanks upright.
- Never store a tank in temperatures of 125 F degrees or more.
- Never use or store a propane tank indoors.
- Do not try to repair a damaged tank or tank valve.
- Do not use portable propane heaters, stoves, or lanterns in tents, campers, truck caps, RVs, or other unventilated enclosures, especially while sleeping.



Always shut off all the individual circuits before shutting off the main circuit breaker.

Electricity

Electrical sparks have the potential of igniting natural gas if it is leaking. Preparing to shut off electricity:

- Locate your electricity circuit box
- Teach all responsible household members how to shut off the electricity to the entire house.

Check the cords of appliances in your home as well as the plugs and connectors. Make sure they are not frayed, cracked or damaged or placed under rugs or carpets, resting on furniture, or located in high traffic areas.

- Do not nail or staple cords to walls, floor, or any other objects
- Inspect all outdoor connections, appliances and tools for frayed cords, broken plugs and cracked or broken housings.