

Sunland Division 7 Condo Association

Newsletter – September 2025

NEXT BOARD MEETING

Thursday, September 25th at 4 pm

NOTE the change in the date and time!

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday, September 25th at 4pm.**

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, September 24th**, 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

ATTENTION ALL OWNERS OUTDOOR LIGHTING!

Have you checked your outdoor lighting lately?

According to the Division 7 and SLOA Rules and Regulations all Owners must "install and maintain darkness-to-dawn automatic lighting on the street side of their Units. Owner required maintenance includes regular cleaning, bulb replacement and repairs as needed".

Now that it is getting dark earlier, **please check your outdoor lighting after dark and ensure that it is working properly.**

Several of the street side of Units are out and not functioning.

PLEASE check yours tonight!

Need Help with your **smoke detectors – are they beeping at you?**

You can contact the Fire Department volunteer – John at 360-912-5166. He will come and install new smoke detectors that will not require a battery change for 10 years. No charge for installation but you must buy the detectors (you can pick them up at Ace Hardware – he will give you the details).

Or he will assist you in replacing your batteries in the smoke detectors that are too high to reach! This is a valuable service that the Fire Department provides free of charge!!!

Maintenance Update from Acting Maintenance Director

CONTACT Rob Baer – 360-477-4513

Projects Completed:

- Repairs to walls at 157 including upper fascia board (due to gutter leak).
- Deck supports at 142A primed and painted
- Driveway repairs at 157-159 – removing spacer boards and filling; leveling concrete surface in small area of sidewalk.
- Garage door frame and lower board repair at 148D
- Skylight and roof repair/caulking at 148D
- Clean and stain deck at 119A
- Painting of 138/140 building

Projects Pending:

- Several decks need power washing and/or staining – hopefully to be completed in the next few weeks as contractor is available.
- Fencing repairs 156B/C around PUD fencing
- Privacy wall repairs – 147.

Landscape Update from Katie Venator, Landscape Director

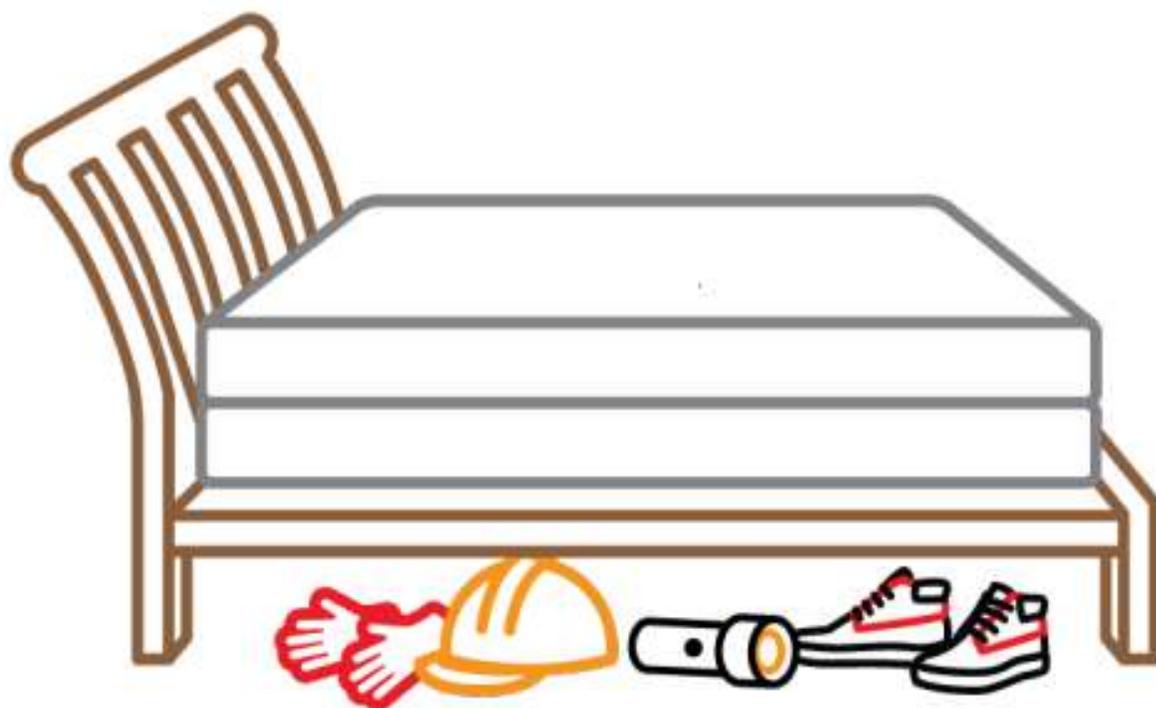
Email: katie@olympen.com Phone: cell 360-477-3545

- Irrigation water will be turned off in mid-October – more to follow!
- Sprinklers were adjusted on 142A to prevent watering areas that no longer have plants, after the yard cleanup there.
- Sprinklers were adjusted at 140 to prevent water hitting the side of the building.
- Two more automatic irrigation timers are going to be installed at 121 and 133 areas, giving us the ability to set an automatic schedule for watering.
- Review of the 2026 landscape contract has started, and bids will be requested shortly, giving us information for the 2026 landscape budget.

Prepare in a Year



9. Under the Bed



Day or night: Ready to respond

When disaster strikes, it may be difficult to think as rationally as in normal conditions. The more procedures you have in place, and the easier they are to remember and implement, the more effective and efficient will be your response. We recommend that you keep these basic response supplies under the bed. That way, day or night, you'll know where to go to get the essentials.

Critical Under the Bed Items

- Sturdy shoes — to protect your feet from broken glass
- Work gloves, preferably leather — to protect your hands from broken glass
- Flashlight & light sticks — essential for a nighttime response

QUICK TIP: Keep it simple. Instead of throwing them away, put your old tennis shoes or garden shoes under your bed!

Additional Recommended Under the Bed Items

- Hard hat — to protect you from falling objects like chimney bricks, and downed trees and branches. Bicycle helmets also work.
- An OK/ HELP card or a sheet of paper and marker for you to write on yourself.
- Tape or adhesive bandages to hang the OK/ Help card in the window or on the front door.
- Place a copy of your out-of-area contact card in a plastic bag.
- A whistle (to call for help).

IMPORTANT Note from a neighbor!

As an avid biker, Joel McGehee (140 Hilltop) has raised an issue with SLOA regarding the large rocks placed near the roadside between 151 and 189 Fairway by that HOA division, to keep cars from parking in that area. These represent a significant hazard if two cars are on the road, and bikers or walkers must move onto the rocky area.

If you have also been concerned about falling/tripping onto one of those rocks when you are walking or biking on Fairway across from the overflow parking for the clubhouse, Joel asks that you please write a note to SLOA and drop it in the box provided on the front porch – or email it to them directly. Joel would like to see others comment on the danger these rocks represent that were placed in the easement shoulder of the road.

SLOA's email is office@sunlandhoa.com.

Board candidates needed now!

As editor of the newsletter, I have written the above headline many times in the 6 years that I have compiled this newsletter, a plea usually added by the Chair of the Nominating Committee. We have come through over the years with some very dedicated neighbors who have stepped up to fill positions as needed.

Now we are faced with an even more difficult task than the usual Board election ballot brings to our attention – we will need to elect at least 7 more Board members to replace those who have resigned in recent months because of moving, or to replace ones who are currently serving but whose terms are up on the date of the Annual Owner's meeting on November 20th, 2025. The only Board member that will still be serving out a term on the Board as of now may be just me, if no one steps up to run!

We must have more Owners who are willing to serve in a capacity and govern the decisions of the HOA with their fellow Board members – only one person cannot succeed in doing everything, nor should we be willing as Owners to let this happen.

The question is, how do we find at least 5 more owners? This is an important decision for all the Owners to make – we must have more of you step up to assist in some way – help us solve how best to have management oversight of the almost \$300,000 operational budget and help use and protect the reserve account balances of \$288,022 – funds owned by all the Owners in Division 7! Please contact Rob Baer and discuss serving on the Board or a committee. Together we can fit you in any role you wish to play, based on your schedule, skills and talents!

Carol Stults, Secretary-Treasurer-Communications