

Sunland Division 7 Condo Association

Newsletter – November 2025

OWNER INFORMATIONAL MEETING

Thursday, November 13th at 10 am – 11 am

All Owners who have questions regarding the 2026 election and 2026 Budgets proposed, please feel free to come to this informational meeting!

ANNUAL MEETING/BOARD MEETING

Thursday, November 20th at 4 pm

The 2025 Annual Meeting of Owners will be held at the Gathering Place (135 Fairway Drive) on Thursday, November 20th at 4pm, at which time we will elect members for 8 open positions on the Board of Directors. **You must have your ballot in by 4pm on November 20th for it to be counted.**

IMPORTANT: We need at least 32 ballots returned to have a quorum in order to certify the election, per our governing documents. Even if you cannot attend, **WE NEED YOUR BALLOT VOTE!** If you cannot attend you may send your ballot via email by signing it and scanning it (with the BLUE BALLOT if you so choose) and sending it to the Board Secretary, Carol Stults at: Carols48@gmail.com. **If you did not receive your voting packet, please call the Board Secretary at 425-802-0301 (Carol) NOW.**

REMINDER – there are locked drop off boxes at 108A and 142C front patios for your convenience.

All Owners are invited to attend either or both meetings. See the Division 7 website for the full agenda for the Annual Meeting, 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 at any time between now and November 13th, to the Board President:**

**Rob Baer, at presidentdivision7hoa@gmail.com.
Division 7 Website - www.sunland-div7.com
(Owner Only menu password 22Hilltop20)**



You're Invited

Division 7

Annual Holiday Party

Saturday, December 13th

5:00 pm start time

at the Gathering Place

Please bring a hearty appetizer to share
and a non perishable food donation for
the food bank

*** BYOB***

RSVP: Nancy Baer 360-477-4513

Attention Readers

**Mark your calendars for December!
6:30 pm Thursday, December 11, 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.

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!

Landscape Update from Katie Venator, Landscape Director
Email: katie@olypen.com Phone: cell 360-477-3545

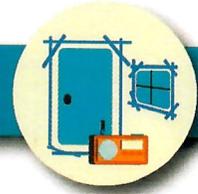
- We Love Trees, our tree expert, will on site on November 14th in the afternoon, working at 126C removing a deciduous tree that has outgrown its location.
- Irrigation water is now turned off for the year!
- Bids and final Interviews for the Landscape Contract for 2026 are being confirmed (two bids have already been received). We will make a decision no later than November 30th and will let all Owners know the final outcome. Thank you to Mike Mowatt, Rob Baer and Katie Venator, who are working diligently to ensure all expectations are outlined in the Landscape Contract for best success!

Maintenance Update from Acting Maintenance Director

CONTACT Rob Baer – 360-477-4513

Projects Completed:

- Roof Repairs were made to the front of 159/161 eaves and fascia boards.
- Skylight replacement and repairs were completed to 147/149 were installed due to leaks.
- Small repairs were made to the valley of a roof at 133B – will have roofers come to evaluate long term solutions.
- Glass replacements were completed for 117A and 126B. Our thanks to these Owners who waited patiently on the list for their turn, as we do not budget a great deal of money for replacement of the glass when the seals are broken. The glass replacement list is very short at this time – and the budget for 2026 has been lowered significantly in order to focus maintenance dollars on siding and other more urgent repairs.
- A big thank you to all Owners who report maintenance issues - It is much appreciated. Please note that we have received some maintenance requests in the last 2 weeks and will do some of them if the remaining budget dollars allow. IF you see any damage or maintenance issues at your Unit, please report the issue as soon as possible in the calendar year. Do not wait until November to report it! The Finance Committee and Board use the reported maintenance repairs to compile the annual budget for the following year! It is so helpful to have that information before the end of August each year. If you see an issue late in the year – then please do go ahead and report it though! SO HELPFUL!



What does shelter in place mean?

Shelter in place is not the same as “staying inside” a building. Sheltering in place is creating a “safe room” in your home. A true shelter-in-place order is because of a chemical, biological or radiological threat. If a chemical agent leak happens (i.e. ammonia, radiation, hazardous materials), authorities will instruct people to either shelter where they are and seal the premises (shelter in place) or evacuate immediately. A chemical release is an accidental release of harmful chemicals into the air. It can occur at manufacturing plants, from accidents involving transport trucks or trains, from terrorist acts or even as a result of a fire at an industrial area. Generally, shelter where you are unless directed otherwise by response officials. It is only natural to want to be with your loved ones, but it is safer to stay where you are. Do not attempt to get your children from school or daycare. Instead, ask your school ahead of time what their plans are.

Before an Incident

To properly shelter-in-place you will need to prepare a “safe room” in advance. You will likely need to stay inside several hours, but not several days, so choose a room and stock supplies to get you through the time. A good example of this includes a master bedroom with an attached bathroom to give you access to a toilet and running water or a bathroom. Contact your local emergency management office to identify which chemical hazards may be present in your area. If you live near industrial areas or are within 2,000 feet of a major highway or train tracks that carry industrial materials, you are in an area that may be prone to chemical leaks. Shelter in place is a very short term protective action and at some point determined by public officials, you will be told to leave your home or to open everything up if the hazard has passed by. Know how to get an emergency alert notification. It will be on radio, TV and official’s social media. Find out from your local emergency management officials what alerts they would use. Be sure you are registered if that is required. More information at mil.wa.gov/alerts

Preparing your Safe Room

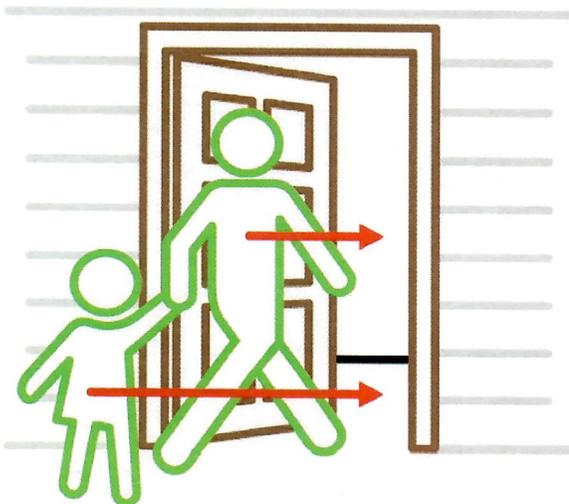
Purchase plastic sheeting and duct tape. Pre-cut the plastic to fit all windows, vents, and doors of this room, and label each piece. Create a box or container for your safe room to hold the pre-cut plastic, tape and these additional supplies:

- A battery-powered AM / FM radio (power may be out) with extra batteries
- Water and snacks
- Some towels and blankets (if this is another room than the bedroom)

If you haven’t prepared a room ahead of time, don’t panic. You can still safely use garbage bags instead of plastic tarp or your shower curtain to help cover windows, vents and doors.

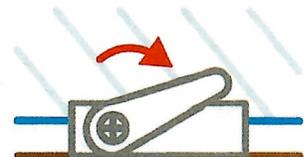
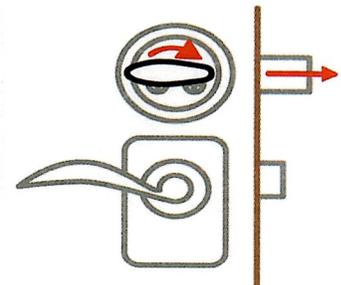
1. Go inside immediately.

Remember your kids and pets.



2. Tightly lock all doors and windows

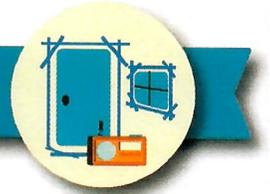
The faster you do this, and the more tightly, the less likely contaminants will get inside.



Prepare in a Year



11. Shelter in Place



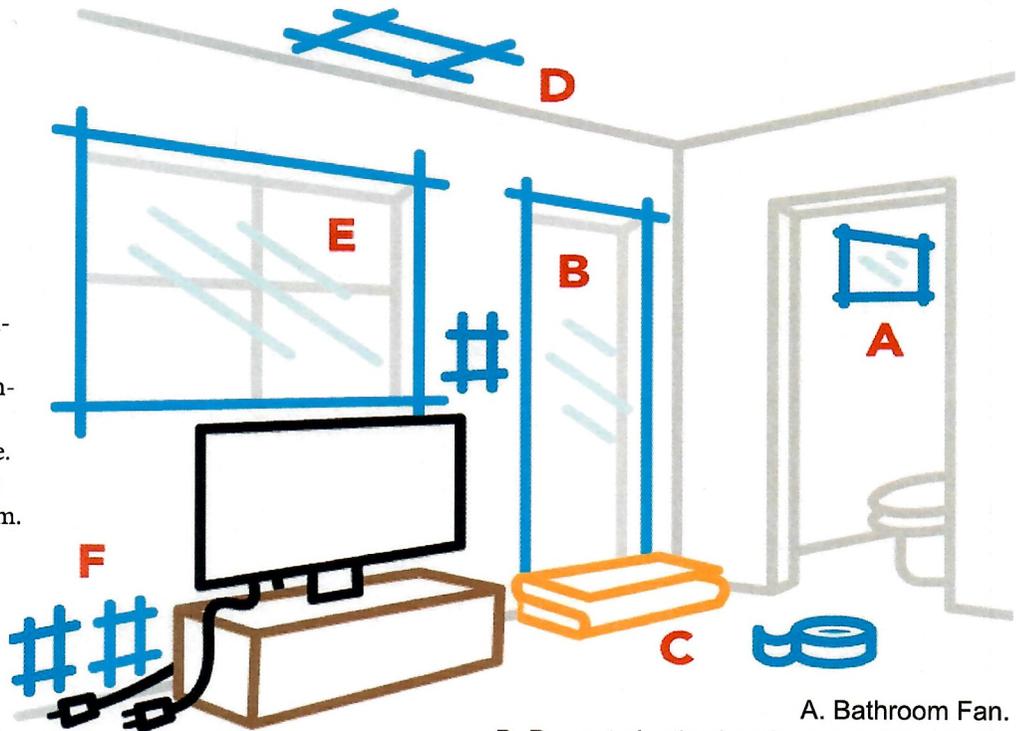
3. Shut off fans and devices that circulate air throughout your home.

- Shut off fans.
- If a fire is lit, put it out. Shut the vents and doors.
- Tightly close wood stove and fireplace dampers.
- Adjust thermostat or furnaces and air conditioners to shut off and stay off.



4. Get into your pre-selected room and seal it tightly.

- Tape plastic sheeting over windows, doors, vents, bathroom fans, electrical outlets. Remember, you are creating a tightly sealed room, so freely use tape.
- Place dampened towels under door cracks to tightly seal them.



- A. Bathroom Fan.
- B. Pre-cut plastic sheeting over door frame.
- C. Dampened towels under door to tightly seal.
- D. Tape forced-air registers (on ceiling and floor).
- E. Pre-cut plastic sheeting over window frame.
- F. Tape outlets, TV cables, switches, landline jacks.



5. Listen to media for instructions.

- Use radio, TV or social media to check for official instructions on when it's safe to come out or whether to evacuate. On social media, only follow trusted sources.

6. Thoroughly air out your home once the emergency is over

- Open your doors and windows. This will allow small particles that may have gotten in to dissipate.

