

Sunland Division 7 Condo Association

Newsletter January 2026

NEXT BOARD MEETING

Thursday, January 15 at 3:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday, January 15 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, January 14th**, to the Board President:

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

Attention Readers

Next BYOB Meeting is set -
6:30 pm Thursday, February 12, 2026.

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

Future BYOB meetings: April 9, June 11,
August 13, October 8 and December 10,
2026.

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

Exterior Outdoor lighting!

ALL OWNERS – please check the exterior lighting on the street side of your Unit!

All Owners in Sunland are required to maintain exterior lighting on the street sides, and it is a requirement of our HOA as well.

Since it is dark very early now, step outside after sunset and see if your lights are on. New bulbs or repairs are the responsibility of the Owners.

Shout out from the Social Committee to the donor of the Amaryllis Bulb gifts for the HOA Christmas Party!!!

You are officially an elf!

These gifts were a special treat that is still giving joy!

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! A message line on the webpage will tell you it was sent or will highlight any missing required information 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.

Landscape Update from Katie Venator, Landscape Director

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

Landscape Contractor: Bizy Boys will be starting work on Hilltop Drive on Thursday, January 13th (their regular day will be Thursdays each week). The Manager will bring a crew of 2-3 people each week, and updates on specific tasks during the winter will come to the Owners either in the Newsletter or email updates. This week the focus will be on trimming and winter cleanup on the street side of Units.

Irrigation Water: We have received the 2026 Sunland Water invoices and will pay them in full in January. The total cost was \$6,920/year which now includes 2 additional metered areas added in 2025 – 133A/B and 133C/D. The 2026 budget for irrigation water, as approved by Owners in November, was \$7,000, so the estimated amount was spot on.

Maintenance Update from Maintenance Directors

Maintenance Directors:

Steve Tucker (134A) email: stevemaint7@gmail.com

Joe Henline (142A) email: henlinejoe96@gmail.com

- Joe and Steve have been updating the pending projects lists and prioritizing maintenance items to be done, once the weather allows. A reminder to Owners to submit a Request for Service through the website if you spot anything that needs attention! Owners will be notified once the schedule for work is set! If you have any questions, please email Joe and Steve at the above email addresses.
- **IMPORTANT REMINDER:** Owners are responsible for their plumbing including the water lines in the garage and the outdoor faucets. Remember to drain and cover the faucets.
You may also need to check any water lines to refrigerators that are in your garage – they can easily freeze and cause water damage.