

Sunland Division 7 Condo Association

Newsletter February 2026

NEXT BOARD MEETING

Thursday, February 19th at 3:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday, February 19th 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, February 18th**, to the Board President:

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

Welcome New Owners

A friendly welcome to the new residents/owners to Hilltop Drive in 2025:

- Rob Brooke and Sue Deshazer – 108B/C
- Allan and Jaime Baldwin – 125D
- Shirley Chavez – 134C
- Allison Miller – 137A
- Gretchen Bolduc, Mom to the owners – Susan and Doug Fahlgren – 147
- Joe and Renae Piechuch family – 157
- Suzanne Rowe and Keith Lund – 126C – who have now bought a home nearby!
We will be sorry to see them go but wish them well!

Several of these owners have attended our meetings and/or our social events. While we are sad to see some Owners are no longer with us, we are excited to have great new neighbors on wonderful Hilltop Drive!

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

- Bizy Boys continue to work on late winter cleanup. They are now now working on weeding and cutting back perennials. Mowing will probably start in the next few weeks, weather permitting (and no soggy ground).
- Irrigation system work will be turned on in early April – more to follow when that happens!
- Reminder – please submit a Request for Service if you see something that needs attention. If you are unable to do so, you can email or phone Katie using the above contact information.

Maintenance Update from Maintenance Directors

Maintenance Directors:

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

- Steve reports great progress in addressing several pending requests from owners for service. The lack of rain and snow has provided a chance to get organized and address issues that were turned in but were uncompleted due to budget constraints in 2025.
- Some finished projects include
 - Repairing and staining fence boards @ 156C
 - Pressure washing several decks, driveways and sidewalks.
 - Filled cracks in driveway and sidewalk at 156C
 - Repainted lower fascia boards around courtyard at 156C
 - Stained and replaced 2 boards on the back deck at 117A
 - Securing bids and more information for 126D west wall major repairs
- Reminder to owners – the main focus this year is on siding, especially west walls that need attention in order to extend the life of the siding applied. The list of priorities for maintenance was included in your voting packet for the Annual Budget approval. If you would like another copy, please contact Board Secretary, Carol Stults, and she will see that one is provided to you!
- The best way to get on the list for any maintenance issues is to submit a Request for Service on the website (see instructions on Page 1).

TWO PERSONAL QUESTIONS MAYBE?

How old is your hot water tank? Do you enjoy having your garage or basement flooded?

If you do not know how old the hot water tank is in your Unit, or you do NOT want to have a flood inside your home in the near future, please take time to read these important next steps:

1. Find your hot water tank!!
2. Look for the label that signifies the date it was installed.
3. If it was 20 or more years ago, quickly call a plumber for an evaluation!
4. If it was 15 years ago, call a plumber in the next few days for an evaluation!
5. If it was 10 years ago, call a plumber in the next 2 weeks for an evaluation!
6. If it was less than 10 years old, mark your calendars to have it check annually by a plumber.

Several residents in the entire Sunland area have had a hot water tank rupture and have experienced significant water damage to their entire house or condo unit. Two residents in Division 17 have reported water damage due to this issue, as well as one significant hot water tank leak on our own street, resulting in a great deal of repairs to not only that Unit but also the Units with adjoining walls to their basements.

In our Division 7 HOA, all plumbing is the responsibility of the Owners including hot water tanks and outdoor faucets. Your insurance company will need Owners to demonstrate that they are NOT deferring maintenance causing the failure of the hot water tank - by NOT checking on the status of your tank regularly and replacing it in a timely manner. !

PLEASE carefully read the next page to review the details of this important homeowner issue! This applies to single family homes as well, so if you have friends or family who are not aware of this risk, please send them the information on page 2. It is also attached to the email where you received this newsletter so that you can easily save it or send it to others.

Consider adding water leak detectors not only on your hot water tank, but also under your sinks, refrigerator, and toilets as suggested.

Water Leaks – Sneaky, Messy, Costly!

Undetected water leaks can be very insidious and easily cause damage that exceeds \$10,000 to repair. Areas to check in your home are under and around refrigerators, dishwashers, under kitchen and bathroom sinks, toilets, laundry room tubs, washing machines, and hot water tanks. It isn't easy for some of us to bend over and check those areas! Fortunately, there are also ways to find a leak before extensive damage is done.

Water leak detectors with alarms are a simple way to let you know you have a problem. These battery-operated devices, about the size of hockey pucks, sound an alarm when a water leak is detected. They can be placed under or around all the areas mentioned in the first paragraph and can be obtained from \$25 - \$60 (in a multiple pack) from retailers such as Home Depot or Amazon.



More expensive options not only detect a leak but have an automatic shut off valve can be used in places like water heaters and washing machines. These devices run \$189 – \$300 and require installation. They will stop water flow from two major water “gushers,” washing machines and hot water heaters.



Homeowner and HOA insurance typically cover sudden and accidental water damage, but the coverage may not extend to gradual leaks or those caused by neglect. Water claims are one of the most common types of insurance claims; repeated claims over time can potentially lead to policy cancellation. It is important that all of us in this HOA community do what we can to prevent water damage in our homes. The impact can be felt by all of us in our HOA insurance, our assessments, and our personal HO-6 policies.

Volunteer Administrative Assistance needed!

The Board of Directors needs typists for the Governing Documents Committee.

If you have skills in typing Word documents and would like to help with editing future governing documents, please contact:

Debby McGehee debbymcgehee@gmail.com or
Carol Stults carols48@gmail.com.

The time commitment would certainly be flexible, as the changes to governing documents in general only happen once a year. However, we are going to be working on updates to address the new HOA law in Washington, which is effective on Jan 1, 2028. We could use the extra typing assistance to give us more bandwidth and not create a hardship on the volunteers! The Committee would be happy to work around your schedule!!

Shred Event Upcoming

March 21st 9am – 12pm

**WHERE: J C Penney
Parking Lot**

**Suggested donation to
the 5 Acre School - \$20
cash or check but not
required!**

Attention Readers

Next BYOB Meeting is set -
6:30 pm Thursday, April 9, 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: 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