

# Sunland Division 7 Condo Association

Newsletter April 2026

## NEXT BOARD MEETING

Thursday, April 16th at 3:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday, April 16th at 3:30pm.**

**Reminder – the Agenda will first include an opportunity for any questions regarding the Earthquake Insurance coverage voting packet. Please come prepared to efficiently state your question(s) and the Board will address them prior to proceeding with the regular Board agenda.**

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, April 15th**, to the Board President:

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

## **SPECIAL OWNERS MEETING**

**Monday, May 11 – 2:00 pm  
at the Gathering Place!**

**Re: Earthquake Insurance Coverage *Ballots Due and Vote Ratification***

### **AGENDA**

- Owner Questions/Discussions
- Ratification of vote/proxy results

**All votes are due to be turned in at this meeting during the call for final votes!**

Voting Packets were delivered or mailed by Friday, 4/11/2026, to give all Owners 30 days' notice of the proposal to either retain or cancel the earthquake insurance coverage. The final decision will be made by the majority of votes turned in by this date.

If you have not received your voter packet, please contact Carol Stults, Board Secretary, and she will be happy to assist you.

It is important that you vote in a timely manner, as shown in the options shown on the Ballot. If you mail in your Ballot, be sure to allow enough time for it to be received.

Reminder – we MUST have a total of 32 Owners Ballots turned in to establish a quorum – no matter how you choose to vote!

## **REQUEST FOR SERVICE forms** –

Go to – [www.sunland-div7.com/owners-only/](http://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@olympen.com](mailto:katie@olympen.com) Phone: cell 360-477-3545**

- **Bizy Boys** are continuing to work on some remaining clean up and are mowing in sections. If your lawn was not mowed, please be patient as the weather has at times impacted the ability to mow if too wet.
- **Sprinkler System:** The irrigation contractor will be on site on Monday, April 20<sup>th</sup>, to test and open the irrigation system. Katie will determine, based on weather, the exact date after that to start the regular schedules for watering.
- **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](mailto:stevemaint7@gmail.com)**

- Final bid approval for repairs on 126D west wall are now complete and work can commence as soon as weather permits. We thank the Owner for her patience as a final plan was developed and bids reviewed.
- Some gutter repairs are scheduled later in April, as we have several areas that need repairs or cleaning. If you see any issues with gutters, please report it Steve Tucker by submitting a Service Request as noted in the box on this page.
- Powerwashing is also being scheduled – some driveways and patios are in need of moss removal due to the warm sunny weather. If you have put in a request for this service, Steve will be in touch once the weather improves.
- 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). Steve's email is noted above if you have questions or concerns.

## **Volunteer Assistance needed!**

Thanks to all who volunteered to assist the Secretary/Treasurer with stuffing envelopes and administrative ad hoc assistance. That was so helpful!

NOW - the Board of Directors is seeking help with oversight and updating of our website. There is a professional website service in place that handles all technical updates, and will carry out the actual technical aspects of the website.

### **Website oversight volunteer (no technical experience needed):**

- Assistance in checking the website periodically for up-to-date financial, Board contact and other information.
- Coordination with Board members to request adding documents or updated information.

### **Amateur photographer volunteer:**

- Create photos of Hilltop Drive Division 7 to replace the generic ones of Sunland.
- Suggestions in layout to make our website user friendly and updated.

**Contact Carol Stults at 425-802-0301 or email [carols48@gmail.com](mailto:carols48@gmail.com).**

NOTE: Both duties do not require website technical skills, or a significant amount of time. Only a couple of hours per month would be required for website management. The work can be scheduled around your time commitments, with very little pressure.

If you enjoy looking through websites for info, or taking neat outdoor photos, this would be a great gig for you!

### **Attention Readers**

**Mark your calendars - Mark your calendars - Next BYOB Meeting is set - 6:30 pm Thursday, [June 11, 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:  
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](mailto:metronjm@gmail.com), put BYOB in subject line**

**Last year, we ran the Prepare in a Year Series – the month of April 2025 was all about being prepared for any emergency by having a Grab and Go Kit! We are repeating that particular month in 2026, since there are a lot of new residence in Division 7, but also to serve as a reminder to always be prepared – for power outage, for windstorms, for even a fire or earthquake, so that you can take care of yourself and your family for a period of time until help arrives.**

# Prepare in a Year



## 4. Grab and Go Kit



Everyone should have their own kit (some supplies are for the group). Encourage kids to make their own kits, too, because what's important to them, may not be as important to you. In the event of fire or rapid evacuation, you'll appreciate having more than just the clothes on your back.

### How to Store an Evacuation Kit

1. You should take proactive steps to create a kit that you can take with you in times of an emergency that will last you for two to three days as long as it's light weight and easy to carry or tow along.

2. Store these items in something that is portable and easily carried, like a backpack or tub/suitcase with wheels. Place items in plastic bags to protect against water. Plastic bags used for produce (like apples and oranges in a grocery store) could be a good choice. These can later be used for disposing of waste.

Locate these supplies as close to your primary house exit as possible. You may have to find it in the dark or after the upheaval of an emergency. A coat closet may be a good place or as part of a car kit may work as well. Consider keeping this kit in your vehicle. Then, you will always have supplies with you.

### Water

For this grab and go kit, keep a supply of water that will last you 2-3 days for each person in your household. This is different than the two-weeks-ready kit for your house.

Only pack drinking water, ~ 1 quart per person per day. (See Water, Step Three). You could also purchase portable water filters or water sterilizers. Remember, a gallon of water per day includes cooking. If you do not cook with grab and go supplies, carrying less water is an option.

### Food

Store a supply of food that will last you two to three days. Select foods that require no refrigeration or cooking, and little or no water. Purchase foods you like so it will be easy to rotate items near expiration and consider specific dietary needs as well as chemical/food sensitivity:

- High energy foods — peanut butter, granola bars, trail mix;
- Comfort foods — cookies, hard candy, etc.;
- Dry meats like beef sticks and jerky.

### Pet Grab and Go

Pets need a grab and go kit, too! Have two to three days of food, water, any of their medications, leashes and cages if reasonable.



### Kit supplies

- ▶ Food
- ▶ Water
- ▶ Flashlight
- ▶ Extra batteries
- ▶ Light sticks
- ▶ Radio (battery/crank)
- ▶ Whistle
- ▶ Toiletries & wet wipes (save water for drinking)
- ▶ Access to important documents
- ▶ First aid kit
- ▶ Multi-purpose tool and knife
- ▶ Garbage/plastic bag
- ▶ Cell Phone charging cord/extra battery
- ▶ Medications
- ▶ Pet items
- ▶ Duct tape
- ▶ A set of extra clothes
- ▶ Hat and gloves
- ▶ Items you need for children and other household members

If this kit is used for your car, add:

- ▶ Small shovel
- ▶ Jumper cables
- ▶ Tow chain
- ▶ Road flare
- ▶ Waterproof blanket
- ▶ Matches in a water-proof container
- ▶ Seasonal equipment
- ▶ Extra keys

**QUICK TIP: Rotate items annually. This includes making sure the clothes you have stored still fit!**