

Sunland Division 7 Condo Association

Newsletter June 2026

NEXT BOARD MEETING Thursday, June 18th at 3:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday, June 18 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, June 17**, to the Board Secretary , at carols48@gmail.com

Division 7 Website - www.sunland-div7.com



Fourth of July Picnic on Hilltop Drive – Yay! Saturday, July 4th – 11:00 am to 1:00 pm. **MARK YOUR CALENDARS!**

Let's all get together this year between the third and fourth islands for burgers, including potluck salads, side dishes and desserts (weather allowing). Division 7 HOA will provide the meats, buns, condiments and all the hamburger fixings, plus ice cold water bottles.

Owners should bring lawn chairs, any other drink you wish to have, and a potluck dish according to these following ABC last name categories:

A through L – Salads

M through Q – Side dishes, chips, dips, finger foods.

R-Z – Desserts

However, if you have something you would especially like to bring, feel free to deviate from the ABC categories.

If you need help transporting yourself, your chairs, and your goodies to the picnic, please call Nancy Baer at (360) 477-4513 for a ride or assistance. If you wish to volunteer, call Nancy at that number as well.

Landscape Update from Katie Venator, Landscape Director

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

- **Bizy Boys** –Mowing continues to be a big priority now, and the contractor is mowing the grass a little bit higher so that it is healthier during peak summer heat. We will work to make sure the watering schedule is adjusted but still be aware of any restrictions from Sunland Water due to the lack of rain.
- **Hillside repair project at 108 building is completed!** Our thanks to Jerry Winders and Carol Stults (Owners) who generously shared the cost for not only the steps but also paid for a railing, in order for our contractors (and the Owners) to safely get down that slick hillside to mow the north grass behind this building.
- **Backflow Preventer testing and repairs:** The irrigation contractor replaced one of the backflow preventers this past week that was not functioning enough for testing. This, testing and possible repairs must continue throughout the system on a schedule. There are a total of 19 backflow preventers, which ensure that the water in the irrigations system does not mix in with the water to the Units. By Washington State Law, these preventers must be tested by a certified tester EVERY YEAR – at a cost of approximately \$50-\$60 per test. This cost does NOT include the repairs that must be done IF the preventers are not working properly. It also does not include the cost of digging out some of these old preventers from layers of dirt and clay. Katie and the Finance Committee are reviewing a schedule for testing and repairs of 19 backflow preventers, and will be confirming a certified tester to commit to that schedule.
- **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.

Attention Readers

Mark your calendars - - Next BYOB Meeting is set -

6:30 pm Thursday, **July 9, 2026**

The BYOB Readers Club is meeting at

The Gathering Place, 135 Fairway Drive, Sequim, WA 98382

The format is Bring Your Own Book (BYOB) where you each share about a book (or two) that 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, put BYOB in subject line

Maintenance Update from Maintenance Director

Maintenance Director:

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

Wow – busy May and June has resulted in a lot of completed projects, but more are planned for this summer.

- West wall repairs to 126D are completed and Owners report they are very happy with the repairs.

Decks:

- The front porch deck, leading to the front door of 121D, has been replaced. The support system and decking had rotted. Thank you to one of our new contractors, 360 Builders, who did an outstanding job. The Owner elected to pay for a Trex upgrade over the Trex that Division 7 has approved for use when the HOA is replacing decking. As an Owner you can consider doing the same only if the current decking itself is compromised and a safety hazard. If you have questions, please contact Steve Tucker as noted above.
- Two bids have been received for the repairs to the front deck at 121A. Deck washing and staining has been completed at 159 and 161.
- **NOTE that if your decking has been replaced with Trex, it should NOT be power washed, as it ruins the surface eventually. Owners are responsible for keeping their Trex surface clear of debris and dirt on a regular basis.**
- We are coming to the budget limit on decks due to the completion of all these repairs. There are still some decks left on the list to be completed, and Steve will keep owners informed on the repair schedule as the 2026 budget will allow.
- Tripping hazards have been mitigated in several sidewalks or driveways – 119C, 134C, 140 and 137B – by grinding down the cement slabs. Several other areas including driveways need some attention, due to raise slabs. One option that was used this week was to grind down the raised edges, where applicable. Steve is exploring all options for all these driveways and will be setting up a prioritized list, based on significant tripping hazards as well as exploring options to stain repairs after grinding or filling cracks.
- Glass replacements are now completed for 2026 due to budget constraints. Anyone who has glass in their windows where seals have failed, please reach out to get your name on the list for next year 2027, if you have not done so already. **You can complete a Request for Service online outlining the location of the windows.** NOTE: Division 7 will only replace glass on windows when occluded – not the window mechanisms or complete frames. Glass replacement funding remains the lowest priority for our funds, and we have managed to clear all but a couple of Units on the list.
- **Managing the Budget – Updated:** We continue to prioritize repairs, per the Maintenance Priorities set out and approved by the Board of Directors. Steve attends the Finance Committee meeting and participates in reviewing the budget vs actuals as presented, to clearly track the remaining budget for Maintenance. As of June 10, the budget remaining for all maintenance is \$65,455.
- The best way to get on the list for any maintenance issues is to submit a Request for Service on the website (see instructions in this newsletter). Steve's email is noted above if you have questions or concerns.

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, Board Secretary, at 425.802.0301.

Board Position Opening – we need you!

We are in immediate need to fill the Board Secretary position!

Typing the minutes from the Board meeting can be done by taping the Board meetings or taking notes. This position will probably only take 2 hours per month for typing and sending the minutes to the Board members for review. The Board meetings are once a month on the 3rd Thursday of each month, and you can attend in person or by phone.

Please consider assisting us by calling to volunteer. If you need more information on the duties, call the acting Secretary – Carol Stults – at 425-802-0301; or you may contact Rob Baer, President, at presidentdivision7hoa@gmail.com.

ARE YOU MISSING A WHITE BUCKET?

The nice bucket pictured below blew onto one of the driveways at 121 building – if it is yours, you can pick it up at 108A Hilltop Drive (Carol's Unit – 425-802-0301)!!



SHRED EVENT!

Been cleaning out your files and drawers of paper? Here is your chance to take it to a Shred Event! The Sequim Free Health Clinic is hosting this time!

DATE: **June 20th 2026**

TIME: **9am – 12pm.**

(or until the truck is full!)

LOCATION: Parking lot of
Trinity United Methodist Church
at 105 S. Blake Avenue, Sequim
Phone Sequim Free Health Clinic at
360-582-0281 for information or any
questions .

Rotary Flag Program for Holidays

Many Owners on Hilltop Drive (especially new neighbors) have asked us recently how to have a flag installed like seen on our street on national holidays – and how do they get one delivered in place and then removed?

The Sequim Sunrise Rotary Flag Program is open to all in the Sequim area – at an annual minimal subscription cost. Once you enroll, the flags magically fly at your home for the holiday period. You can renew or cancel each year. The members of this Rotary install the flags for you on holidays and then pick them up after the holiday or holiday weekend!

Amazing program with great benefits beyond the beautiful flag display – read on:

EVERY PENNEY from the revenue of the Flag Program goes to scholarships for high school students – On May 22, 2026, this Rotary Club donated \$32,000 to Sequim High School students who are going up academic and vocational program ladders.

In addition to these scholarships from flag donations, Sequim Rotary is heavily involved with the local Sequim High School – and sponsors an active Rotary Interact Club there with over 50 very community-oriented high school kids participating.

They also support homeless kids in our area with immediate needs through their Joe Rantz fund, with hopes to one day build the Joe Rantz House on donated property near the Boys and Girls Club - to help homeless high school students. Their “Walk for Water” program is supported by the Rotarians – a project that provides money to build wells in Africa. They also participate in many local events, such as the Irrigation Festival Parade. AND thanks to a large local donation and state grant money, this active club will build a Career and Technical Education (CTE) building where the greenhouse now stands. AND they sponsor a college level Rotary Rotaract club at Peninsula College.

The annual subscription prices are listed on the subscription form – you can start right now and have a flag for the 4th of July 250th birthday.

Just click on this link: <https://www.sequimsunriserotary.org/?p=stories&storyid=131987>.

Scroll down to Rotary Flag program.

or contact Norm Pederson, Flag Committee Chair at 206-226-6871.

Carol Rutledge, our neighbor at 121B Hilltop, also has a few printed forms!