

Sunland Division 7 Condo Association

Newsletter August 2026

NEXT BOARD MEETING

Thursday, August 20th at 3:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday, August 20th 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, August 19th**, to the Board President, Rob Baer at presidentdivision7hoa@gmail.com.

Division 7 Website - www.sunland-div7.com

August Board Meeting Agenda Items

Here are some of the topics slated to be discussed at the August 20th Board meeting:

- Status of Nominations for Board positions
 - Final Audit for 2025 – Approved audit review with no issues
 - Pending and completed Maintenance projects
 - Report from Landscape on dead white fir just northwest of 116 building
 - Updated Building inspections for 2026
 - CAU (insurance broker) – presentation and question/answer session with Dianna Kaspar, Division 7 agent –
FRIDAY - August 28th at 1pm at the Sunland Golf ballroom
- ALL OWNERS ARE INVITED TO ATTEND!!!**

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.

2027 Budget Planning Continues

As we indicated in last month's newsletter, the Board of Directors has been working on the 2027 budget for presentation to the Owners, and for approval at the Annual Meeting on November 19th, 2026 at 3:30pm.

For those of you who are new Owners in Division 7 since the last Annual Meeting in 2025, the Annual Meeting is designated for approving the next year's budget by a vote of the members and for electing the Board members for the following 12 months. The Ballots and supporting information are mailed to the Owners 30 days in advance of the Annual Meeting according to our bylaws – this year by October 29th. (An Informational Meeting is usually held at least a week prior to the Annual Meeting, giving Owners a chance to ask questions before they vote.) Because of these meeting requirements, the Board must approve the final voting packet and 2027 budget at the October 2026 Board meeting on 10/15/2026.

Many factors go into the budget process, including documenting all the pending maintenance and landscape requests or repairs for the next year and estimating several major expenses without final numbers from the service providers.

These unknown 2027 costs include:

- the added expense of professional management of finances, given the lack of volunteers for Board positions;
- the final annual expense for insurance (and earthquake insurance) since the renewal is not until March 2027 and no accurate, final information on increases is available;
- the annual landscape contract expense, which is not finalized until late November after the voting packet has been mailed out;
- the cost of any unreported and unbudgeted maintenance or landscape expenses incurred after the voting packets are compiled and mailed.

The other important factors that the Board members must consider each year is the balances on the Reserve Accounts, to ensure that enough money is available for reroofing, road repairs, and/or emergencies. Fortunately, last year we were able to increase the roof assessments without increasing the annual dues. More information to come on the 2027 Budget process –we hope this helps everyone understand the factors to be considered.

If you have questions or concerns, you may contact the President, Rob Baer at 360-477-4513 or Secretary/Treasurer, Carol Stults, at 425-802-0301.

Landscape Update from Katie Venator, Landscape Director

Email: katie@olypen.com

Phone: cell 360-477-3545

- **Bizy Boys** – Work in August will focus on getting ready for fall cleanup, while maintaining grass and trimming.
- **Backflow** - Plans are being made to repair or replace 3 backflow valves that did not pass the certification tests. There are 20 backflows preventers in our irrigation system, but two are shut off completely as those sections of the system not used at this time). Once estimates for repairs are received and reviewed by the Board, we will proceed.
- **Tree removal** – There is a dead white pine in an area north of the gap between 116 and 126 buildings. If it should fall, it would very probably land on the 116 roof line with significant damage. It is split far down the trunk, and the top split may even fall off in a windstorm. Katie has been working with tree removal companies the past 2 weeks to secure bids for downing the tree. She has also received approval from Division 17 to remove the dead tree, in case any part of the tree is on their property. Since it would be almost impossible to remove the trunk and limbs from the hillside in that particular location, the trunk will be left in an open spot targeted. Katie will be working with the Board to approve any solution to this issue. It is noted that removing dead trees demonstrates to our insurance carriers that we are not deferring maintenance. Without that evidence of due diligence on the part of Division 7, any claim for damages incurred from a dead tree not removed may not be covered. We will continue to report the resolution to all Owners on this matter.
- **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.

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Maintenance Update from Maintenance Director

Maintenance Director:

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

Projects completed:

1. 108 A - Paint the West wall & repair rot at the bottom
2. 108 B - Paint the East wall by courtyard 7 Exit door leading to the N. deck
3. 117 D - Stain & wash N. deck
4. 121 A - Replace deck
5. 121 A-B -Repair siding & trim around 121 B deck
6. 121 B -Paint steps leading to N. Door
7. 126 C - Paint where deck meets the house
8. 134 A - Paint eave
9. 134 C - Paint eave
10. 156 A/B – repaired privacy wall
11. 143 south deck - Washed and stained
12. Roof and Gutter Cleaning on 4 buildings

- **Building Volunteers for Summer Maintenance inspections:** The annual inspections of the exterior on each building are almost completed – thank you to the volunteers who so diligently reviewed the exterior of each building AND to the Owners who understood the need for the exterior inspections! Maintenance items noted by the building volunteers were documented with Requests for Service, making it easier to focus on the repairs in the future. Thank you Karen Tucker for entering all the details!.

NOTE: This does not mean that all the repairs found will be done in 2026. The priority will be to any repairs needed that are critical and listed as top priorities to be done as soon as possible, and taking into account the remaining budget for maintenance overall. Steve will be in contact with specific Owners concerning the repairs on the exterior of their Units as required, and the estimated time for those repairs to be completed. THANKS TEAM!

How do you report a repair to the Maintenance Committee/Director? 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.

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SHIPLEY CENTER

BENEFIT SALE BEGINS AUGUST 20TH

Clothes • Books • Home Décor • Furniture • Tools • etc.

MEMBERS ONLY
THURSDAY, AUGUST 20TH. 9:30-2:30

OPEN TO THE PUBLIC:
FRIDAYS AND SATURDAYS
THROUGH SEPTEMBER 12
9:30-2:30

Electronic Recycling Event

Presented by: Olympic Kiwanis, Sequim Food Bank and Friendly Earth Intl.



Date: September 12 2026

Time: 10:00AM to 2:00PM

Cash / Credit Card Donations
Accepted

Sequim Community Church
950 N 5th Ave.
Sequim WA 98382

We take all computer & electronic equipment
including:

- Computers
- Laptops
- Servers
- Printers
- LCD Monitors
- Flat Screen LCD TVs
- Printer Ink / Toner
- Networking Items
- Server Racks
- Hard Drives
- Circuit Boards
- UPS Battery Backups
- Computer Accessories
- Cable Boxes
- Video Game Consoles
- Home Electronics
- MP3 Players
- Cell Phones
- iPads / Tablets
- Video Games
- Stereo Equipment
- Misc. Electronics
- Wire/Cables



No CRT Monitors or TVs
No Small Appliances



All Proceeds will support the programs
of Olympic Kiwanis and Sequim Food
Bank, helping support and strengthen
the children of our communities.

Attention Readers

Mark your calendars - -
Next BYOB Meeting is set -
6:30 pm Thursday, October 8th, 2026

The BYOB Readers Club
meeting is held 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.

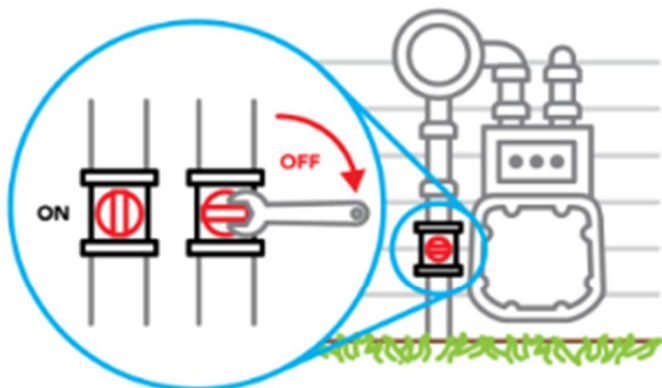
Future BYOB meetings:
December 10, 2026.
If you have questions, contact
Joel McGehee

Call or text 425-501-8890 (text is
best)
Email metronjm@gmail.com,
put BYOB in subject line

Prepare in a Year



8. Utility Safety



Remember: Right is Tight. Left is Loose.

Natural Gas

Natural gas leaks and explosions are responsible for a significant number of fires following any major earthquake. Here are some steps to shut off the natural gas:

1. Locate the shut-off valve (make sure this valve will turn. To shut off the gas, turn the valve 90 degrees or 1/4 turn, so that it crosses the pipe).
2. If your valve is rusted open, do NOT put WD-40™ lubricant on it. It may corrode the O-rings that allow the valve to turn.
3. Attach a wrench to the meter or to the wall directly behind the meter.
4. Choose a crescent wrench that is at least 12-inches long.
5. Adjust it to fit your valve before hanging it behind the meter in case it rusts.

Turn gas off after an earthquake

Shut off the gas immediately only if you:

- Smell the odor of gas (rotten eggs).
- Hear a hissing sound.
- The meter dials spin more rapidly than normal.

Do not use matches, lighters, open flame appliances or operate any electrical switches until you are sure no gas leaks exist. Sparks from electrical switches could ignite the gas.

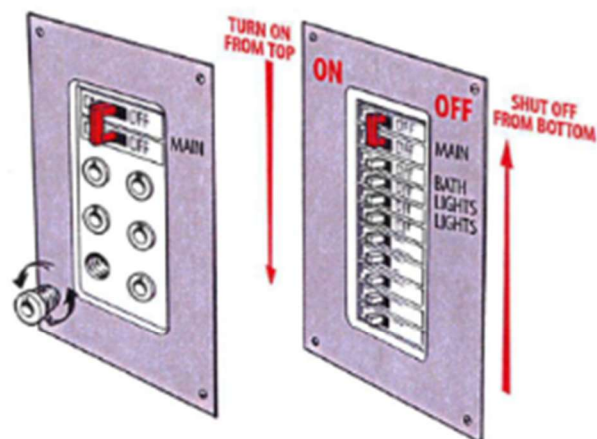
If you smell natural gas, immediately get everyone out of and away from the house. Open the windows and doors to provide ventilation. Shut off the gas at the meter.

Propane

Have your home's propane tank properly installed by a qualified professional and serviced on a regular basis.

Propane tanks are extremely flammable.

- Do NOT store tanks in a building, garage, or enclosure.
- When not connected for use, keep tank valve turned OFF.
- Never store a spare tank beneath a grill.
- Always store tanks upright.
- Never store a tank in temperatures of 125 F degrees or more.
- Never use or store a propane tank indoors.
- Do not try to repair a damaged tank or tank valve.
- Do not use portable propane heaters, stoves, or lanterns in tents, campers, truck caps, RVs, or other unventilated enclosures, especially while sleeping.



Always shut off all the individual circuits before shutting off the main circuit breaker.

Electricity

Electrical sparks have the potential of igniting natural gas if it is leaking. Preparing to shut off electricity:

- Locate your electricity circuit box
- Teach all responsible household members how to shut off the electricity to the entire house.

Check the cords of appliances in your home as well as the plugs and connectors. Make sure they are not frayed, cracked or damaged or placed under rugs or carpets, resting on furniture, or located in high traffic areas.

- Do not nail or staple cords to walls, floor, or any other objects
- Inspect all outdoor connections, appliances and tools for frayed cords, broken plugs and cracked or broken housings.