

Sunland Division 7 Condo Association

Newsletter July 2026

NEXT BOARD MEETING Thursday, July 16th at 3:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday, July 15th 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, July 15th,** to the Board President, Rob Baer at [presidentdivision7hoa@gmail.com.](mailto:presidentdivision7hoa@gmail.com)

Division 7 Website - www.sunland-div7.com

2027 Budget Planning Begins

In August, the Board of Directors will begin the task of establishing the 2027 Budget for approval by the Owners at the Annual Meeting in November. The Budget must be completed and approved by the Board at the October Board meeting in order to meet the 30 day notice deadline for mailing the voting packet to the Owners, as required in our Governing Documents. During the Board discussions in the last two meetings, there will be scrutiny to ensure that the budgets are set up to cover all the top priority items in all categories.

There will be a review of the Bylaws and Rules/Regulations to note any changes needed based on the Priority List for Maintenance, and any increases in costs of key components of both Maintenance and Landscape. It is inevitable with the cost increases due to gas prices, that we will have to carefully spend our funds based on the priority of what affects the Owners day-to-day life the most.

We are also facing a significant loss of key Board members who have historic knowledge of the management of the HOA. Rob Baer and Mike Mowatt have served a number of years on the Board, with a great deal of knowledge and background on each Unit on Hilltop. Carol Stults has served 7 years, and cannot run again in November per the Governing Documents. The Board will be required to find other Owners to run, as these two positions require a sitting Board member to cover these duties. We may need to explore professional assistance, if we cannot fill these positions, which adds to the budget. Please contact Rob Baer, Nominating Committee Chair, to volunteer! If more agree to participate, the duties will be less difficult for each volunteer! WE NEED YOU!

Landscape Update from Katie Venator, Landscape Director

Email: katie@olympen.com

Phone: cell 360-477-3545

- **Bizy Boys** – Continues to work on different areas where requests have come in. The main focus, however, must remain on grass cutting and trimming, as well as weekly weeding certain areas. If you have a pruning request, please submit a Request for Service form to get on the list for the fall pruning schedule.
- **Backflow Preventer testing and repairs update:** The Board of Directors discussed the required annual backflow testing that is required under a Washington State Law. The testing confirms if the backflow valves installed between the house water and the irrigation water are working to prevent any dirt or other substance entering the clean water to the Units, should a rupture in the irrigation line occur. The contractor has now tested 18 of the 20 backflow valves and the report will be sent to Sunland Water, at a cost of \$50 per test. The other 2 backflow valves are not in use as those 2 sections of the irrigation system have been closed to use. Budgeting for the annual tests, as well as any repairs needed, will be discussed further for 2027.
- We continue to limit the irrigation watering schedules due to the drought conditions. Katie is monitoring the areas to check for schedules that might need adjusting.
- **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.

Owner Projects in Limited Common Areas

The components of the exterior of your Unit are the responsibility of Division 7, and are governed by the Rules and Regulations, as well as the Bylaws. These documents require that Owners **must apply for permission to make any changes to those components** – including any landscape areas (pruning or shrub removal for example) or maintenance areas (driveway/patio/sidewalk changes, or painting of any of the exterior including the exterior front door, for example). To apply for permission to change any areas considered Common Area or Limited Common Area, you must fill out the Owner Request form in the Rules and Regulations (Exhibit A – see also attached to this newsletter). **If you have questions, please contact Steve Tucker (Maintenance) or Katie Venator (Landscape).**

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.

Maintenance Update from Maintenance Director

Maintenance Director:

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

Projects completed:

- 117 A painted between deck and wall
 - 121 B painted the boards on front porch
 - 126 C painted between deck and wall
 - 108 B Replaced four window glass panes where seals were broken
 - 121 A Back deck wash and stained
 - 161 Stained and washed upper deck
 - 161 upper privacy wall was opened due to some deterioration noted while powerwashing upper deck; damage to wall was found and maintenance is the process of obtaining the 3 bids required due to the estimated cost for repairs.
 - 134 C Removed moss and repainted downspouts by Dave McInnis - also a big thanks to Dave for joining the Maintenance Committee. Dave will be covering the oversight of 5 buildings in our HOA; **if you are interested in helping with maintenance (even if you are not on Hilltop all year), call or email Steve Tucker! We have room for more volunteers to assist.**
 - 161 washed the moss off around the lower concrete wall
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- **Maintenance Committee formation:** Steve is adding volunteer Owners to the Maintenance Committee, and he will be calling on several owners to join the committee to assist this important work. A big thank you to Dave McInnis in 148C for stepping up already. Dave will be covering 5 buildings to assist with reviewing potential repair issues and schedule contractors for the bids or work to be done. **If you are interested in assisting on the Committee, please contact Steve Tucker!**
 - **Building Volunteers for Summer Maintenance inspections:** The annual inspection done by Owner Building volunteers will be held in the next few weeks, and volunteers for this endeavor are needed. If you would be willing to walk around your building, taking note of anything that needs repair, please contact Steve Tucker immediately.
 - **Managing the Budget –** As discussed in last month's newsletter, we are maxing out the 2026 budget in some areas, and will keep the list of remaining powerwashing and glass replacement requests up to date for 2027 completion. Owners have been notified who are affected. We do have approximately \$50,000 remaining in the overall budget, including significant amounts remaining in painting and roof repair – two of our top priority categories. The season for painting is well underway, and owners can expect us to tackle as many painting requests as can be done before cooler weather sets in. Steve will also be focusing on any peeling paint noted in the Summer Inspections by building volunteers.

NOTE: 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.

WELCOME New Neighbors!

Tom and Amy Lee moved into 156C last month and are enjoying their furniture that has now arrived! They moved here from Alaska with Tom's mother. They are busy setting up their new home but will gladly have time if you stop to say hello!

Trent and Amy Gerritson have just purchased 117C and will be here off and on from their other home. While their furniture is not yet here, they are excited to be in Sequim and look forward to getting to know neighbors. Another chance to say a big welcome to another dog owner! YAY!

We heartily welcome them all as new members of the best street in Sunland!

Attention Readers

Mark your calendars - - Next BYOB Meeting is set -

6:30 pm Thursday, August 13, 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:

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

Shipley Center Event

BENEFIT SALE – DATES: begins August 20, 2026

You still have time to donate any items listed below! Donations are received Friday and Saturday from 10am to 2pm UNTIL **Saturday JULY 18th**.

Time to clean those closets and bring us your best stuff!

Clothes · Books · Home décor · Furniture · Tools · etc.

**DONATIONS ACCEPTED
FRIDAYS AND SATURDAYS 10:00-2:00
THROUGH JULY 18
OR UNTIL WE RUN OUT OF SPACE.**

**Please bring your items to the
QFC Plaza near Dollar Tree.**

**There are items we cannot accept,
including used underwear,
socks, and pillows.**

**Thank you for bringing us items which
are clean and in good repair.**

**We do go through donations while
you wait. Please be patient with us.**

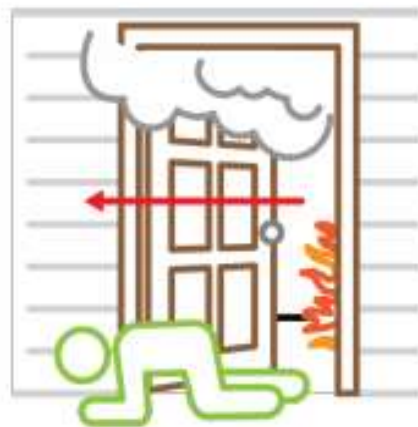
PLEASE bring any items to donate to the QFC Plaza building near Dollar Tree!

Prepare



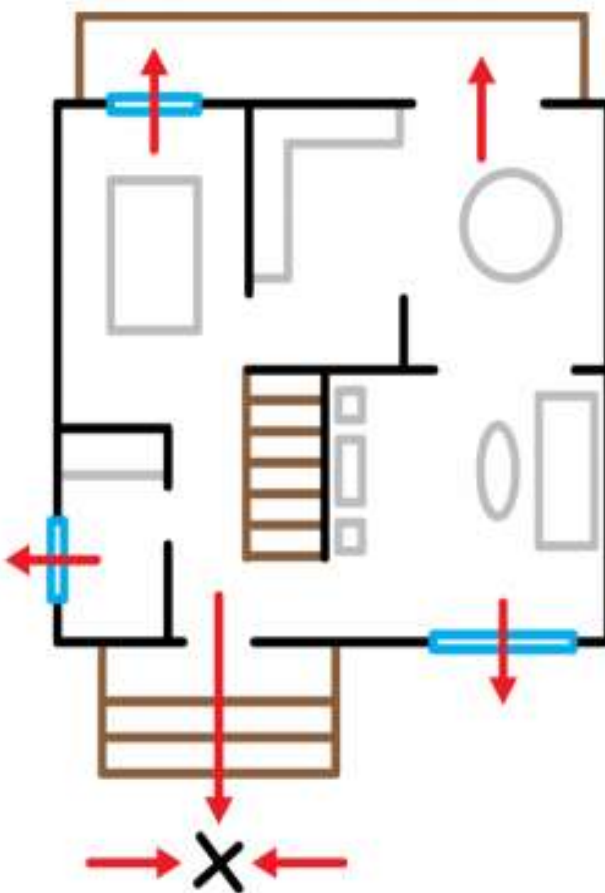
in a
Year

7. Fire Safety



Exiting Buildings

- If there is a fire or when the smoke detectors or carbon monoxide detectors sounds, leave immediately!
- Do not try to fight the fire. Once outside, **do not re-enter the home for any reason!**
- Call 911 from a cell phone once outside, or from a neighbor's house.
- Know the location of all exits including the windows. (If you live in an apartment, count the number of doorways between your apartment and the two nearest exits. This will help you leave safely in the dark).
- If the nearest exit is blocked by fire, heat or smoke go to another exit.
- If you must escape through a closed door, check for heat before opening it. Use the back of your hand to feel the top of the door, the doorknob, and the crack between the door and door frame before you open it. If it is hot, do not open it and escape through a window.
- If your clothes catch fire, "stop, drop and roll" until the fire is out.
- If caught in smoke: drop to your



Practicing fire safety

Choose a safe place outside your home to reunite with your family. Regularly remind all household members of the location. Draw the floor plan of your home and discuss two ways to exit each room. Hold a fire drill at least twice each year.

hands and knees and crawl, breathe shallowly through your nose and use your shirt or jacket as a filter.

- If you are in a room and cannot escape, leave the door closed, stay low to the floor and hang a white or light-colored sheet outside the window to alert firefighters of your presence.
- Always use an exit stairway, not an elevator. (Elevator shafts may fill with smoke or the power may fail, leaving you trapped).
- Stairway fire doors will keep out fire and smoke - if they are closed - they will protect you until you get outside.
- Close as many doors as possible as you leave. (This helps to confine the fire and gives you time to escape).

Electrical Fires

1. Shut off the electricity at the main breaker.
2. Put out the fire by using an extinguisher, dirt, or water. **CAUTION:** If the electricity cannot be shut off, **DO NOT** use water on the fire.

Oil or Grease Fires

- Use baking soda, a lid, a bread board or a fire extinguisher to smother the flames.
- **NEVER** use water on a grease or an oil fire.