

Sunland Division 7 Condo Association

Newsletter September 2026

NEXT BOARD MEETING

Thursday, September 17th at 3:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) this week on **Thursday, September 17th 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, September 16th**, to the Board President, Rob Baer at presidentdivision7hoa@gmail.com.

Division 7 Website - www.sunland-div7.com

September Board Meeting Agenda Items

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

- 2027 Budget Update; CD renewal review; name change of Kitsap Bank to Heritage Bank
Pending and completed Maintenance projects
- Update on dead white fir removal on slope between 116 and 126 buildings
- Driveway replacement project – 159/161
- Nominating Committee – final report prior to Annual Meeting in November
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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 Update #4

The Board of Directors has continued to work hard on the final 2027 budget for presentation to the Owners, and for approval at the Annual Meeting on November 19th, 2026, at 3:30pm.

The Board has had to weigh several expenses that have not been budgeted in the past, or are presenting new challenges including:

- **Outsourcing Financial Management:** Because we have been unable to recruit an Owner to volunteer to serve as Treasurer beginning on November 19th after the Annual meeting, we have pursued the option of hiring an HOA management firm for financial duties only. This does not remove us from needing a Treasurer, but these firms will take on the transactional management of the finances of Division 7. We currently are charged \$600/month for just bookkeeping; firms have indicated the cost would be about \$900/month for the added services. The bids and costs are being reviewed, and *as always, the Board will keep the Owners informed fully on the next steps as well as costs, but for now we are sincerely hoping someone will step forward to fill the Treasurer position as is or be willing to work with a firm that will complete a lot of the tasks done now by the current Treasurer.*
- **Backflow testing and replacement :—(2027 cost - \$5,000)** Washington State law requires that backflow preventers are tested and then installed annually, which prevents any water from the irrigation system flowing into the water lines leading to the Unit. When our backflows were all tested in 2026, we covered the testing cost as scheduling one replacement with part of our 2026 budget. But three backflows were found to be deficient and 2 must be replaced by 1/1/2028, as confirmed by Sunland Water. This has added \$5,000 to the 2027 budget.
- **Landscape Contracts:** The annual landscape contract bids are being requested soon, with the contract, finalized as soon as possible. Bizy Boys has closed their business, and we have a contractor filling in until the end of the year. Because of the rising costs of gas, the contract costs will increase from the current level of \$5,200 per month.
- **Driveway Replacement:** Two driveways represent a hazard, due to the surface conditions. The Board will be moving forward this fall, but that removes some 2026 funds that will require us to wait on less critical pending projects into 2027.
- **Insurance:** As we indicated last month, the final annual expense for insurance (and earthquake insurance if taken) since the renewal is not known until March 2027 and no accurate, final information on increases is available until then.

NOTE: The final 2027 Budget and voting packet will be mailed after the October Board meeting. *Prior to that time, 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. If you wish to volunteer for the Board or a Committee — we can find a role for you!!!*

Landscape Update from Katie Venator, Landscape Director

Email: katie@olypen.com

Phone: cell 360-477-3545

- **Evans Earthworks** have taken over for Bizy Boys, and it is much appreciated. The company does landscape and excavation Services and is owned by Steve Evans. They are very professional and hold high standards, and have indicated they will be bidding on the 2027 contract. Katie continues to work with them to finalize the requests of the Owners, as well as plan a significant clean up of all areas.
- **Backflow** - Plans are being made to repair one of the backflow valves that did not pass the certification tests. Once estimates for repairs are received and reviewed by the Board, we will proceed, leaving two larger backflows to be replaced before Jan 1 2028.
- **Tree removal** – The dead white pine in an area north of the gap between 116 and 126 buildings will be removed by We Love Trees on **Monday, October 19** the exact time to be confirmed. The equipment needed will be parked in the extra parking spaces between those two buildings and the owners of 116, 121 and 126 have been notified that the parking there will be closed that day. **PLEASE honor the requirement of the contractor that you NOT stop or walk to that area on that day, as the equipment is dangerous when in use. The area will be roped off and cones will be in place to prevent anyone from being hurt!!**
- **Irrigation system shut down** – Katie and our irrigation contractor, Peninsula Water Solutions, will be blowing out the individual sections and closing it down before October 31st. More to follow on exact dates and times.
- **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 Director

Maintenance Director:

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

Projects completed:

- Cleaned and cleared all street drains
- Repaired privacy wall 133 A
- Repaired privacy wall 133 B
- Repaired privacy wall 133 C
- 116 A secured crawl space doors
- 126 C repaired dry rot at bottom of wall
- 126 D Touched up the paint on garage door
- Painted siding faucet on garage wall
- Painted bottom siding by door 148 B
- Touched up the paint on garage door 148 D

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.

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

 SHRED YOUR PAPERS • SUPPORT A
GREAT CAUSE see more



Event at the Sequim Elks Lodge
143 Port Williams Road, Sequim
on Saturday, September 26, 2026
from 10 am — 1 pm



- Shred your unwanted documents!
- Protect against identity theft!
- Limit: 3 - 13 gal kitchen size bags



HOLD THE DATE!
Division 7 Annual Christmas Party
Friday – December 18 at 5pm!
at the Gathering Place

*DO NOT miss this wonderful time of social gathering,
good food and drinks, and fun!
More information in the next newsletter!*

Home Exercise Bike for FREE!!!

Stationary exercise bike used only after surgery – and now ready to head to a new home. Works great to restore strength and agility after surgery – or to keep fit in the winter months!

Perfect for Physical Therapy exercises and works great.

NO Cost to you – just pick up on Hilltop Drive!

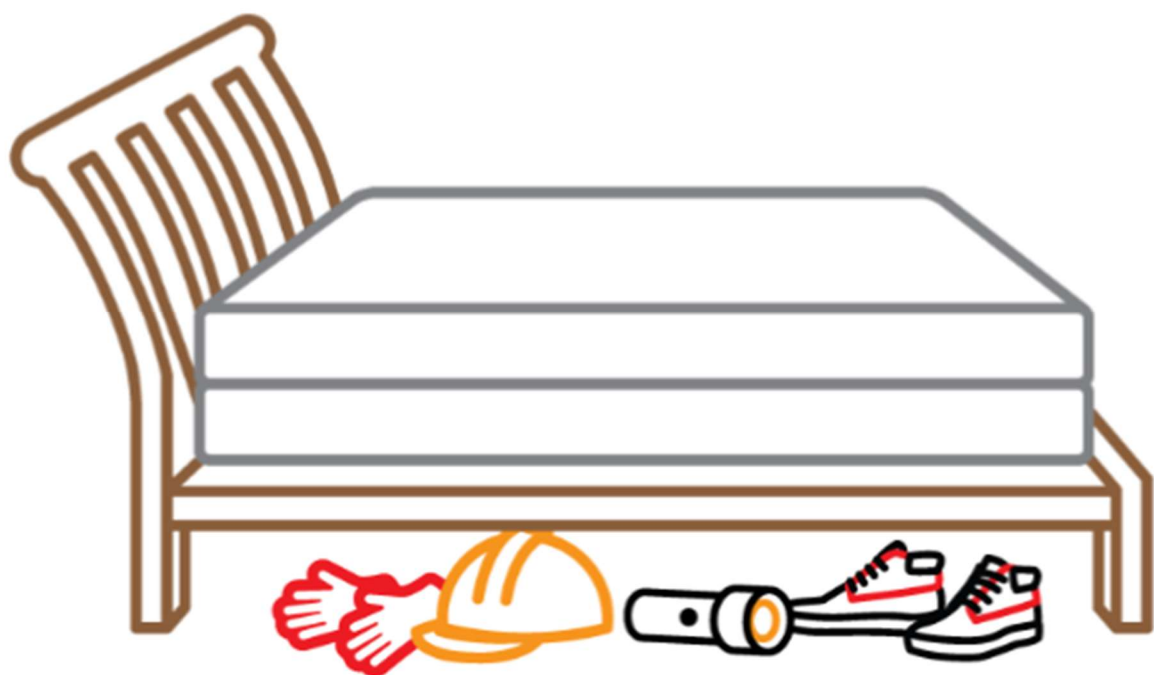
Call Carol Stults at 425-802-0301 – and she will direct you to the contact number of the Owner and the location!



Porch or deck swing – with removable cover

One of our Owners/Neighbors on Hilltop Drive has a porch swing that is only 1 year old. He is making room for his chaise on his patio and would love to sell it very reasonably! (see photos below).

If you are interested – call Carol Stults at 425-802-0301 for the contact number and location on Hilltop Drive to check this out!



Day or night: Ready to respond

When disaster strikes, it may be difficult to think as rationally as in normal conditions. The more procedures you have in place, and the easier they are to remember and implement, the more effective and efficient will be your response. We recommend that you keep these basic response supplies under the bed. That way, day or night, you'll know where to go to get the essentials.

Critical Under the Bed Items

- Sturdy shoes — to protect your feet from broken glass
- Work gloves, preferably leather — to protect your hands from broken glass
- Flashlight & light sticks — essential for a nighttime response

QUICK TIP: Keep it simple. Instead of throwing them away, put your old tennis shoes or garden shoes under your bed!

Additional Recommended Under the Bed Items

- Hard hat — to protect you from falling objects like chimney bricks, and downed trees and branches. Bicycle helmets also work.
- An OK/ HELP card or a sheet of paper and marker for you to write on yourself.
- Tape or adhesive bandages to hang the OK/ Help card in the window or on the front door.
- Place a copy of your out-of-area contact card in a plastic bag.
- A whistle (to call for help).