

Sunland Division 7 Condo Association

Newsletter October 2026

NEXT BOARD MEETING

NEW DATE for October!!!

Monday, October 19th at 3:30 pm

The regular Board meeting has been moved to Monday, October 19th due to some conflicting schedules. It will be held at the Gathering Place (135 Fairway Drive) this week on **Monday, October 19th at 3:30.**

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 **Friday, October 16th**, to the Board President, Rob Baer at presidentdivision7hoa@gmail.com.

Division 7 Website - www.sunland-div7.com

October Board Meeting Agenda Items

Here are some of the topics slated to be discussed at the October Board meeting:

- 2027 Budgets for final review
- Final decision on outsourcing Financial Duties only, due to lack of Treasurer candidates for 2027 Board.
Bid recommendation: Sound Community Management.
- Final review of Owner's voting packet for Annual Meeting
- Updates from Maintenance on projects including 133A and 159/161 driveways
- Final contract status – 2027 Landscape Contractor Evans Earthworks Inc.
- Final review of Attorney selection and cost for transition of Governing Documents to comply with the new Washington community properties law – RCW 64.90.
- Owner Informational Meeting on Nov 6th at 2pm;
- Annual Meeting – Nov 19th at 3:30pm.

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 #5

Voter Packets to be delivered by October 30, 2026

The Board of Directors has completed their final review of the proposed budget for 2027 and will be updating Owners on the information in their voter packets, to be hand delivered or be mailed to out of town Owners no later than October 30, 2026. **The Ballots (and Proxies) must be submitted by 3:30 pm on the day of the Annual Meeting – November 19.**

The voting packet will contain not only the slate of candidates for Board of Directors, but also the proposed 2027 budget which requires 60% Owner approval to be ratified.

As we noted in the last newsletter, the Board has had to consider several expenses that have not been budgeted in the past, or are presenting challenges to the 2027 Budget, including:

- Our governing documents - CCRS and Bylaws - must be updated to comply with the new Washington HOA law. **WUCIOA – RCW 64.90 requires all HOAs to comply with all aspects of this regulation by January 1, 2028.** The Board of Directors and Governing Documents Chair, Debby McGehee, have selected an attorney who has already completed North Sunland Division 17's documents successfully. The cost to Division 7 for updating the CCRS and Bylaws is estimated at \$5,000 - \$7,000 total. The Board will review the contract and engage the law firm if approved, paying \$3,000 retainer out of 2026 funds remaining for that purpose if available. That leaves an additional \$4,000 in legal fees in 2027 to be needed, plus some legal fees for updating the Rules and Regulations as yet to be determined. ***In the 2027 budget, total of \$6,200 has been added to cover the remaining cost.***
- The cost to provide an HOA management company to provide the Treasurer's services (since there are currently no candidates running for the 2027 Board of Directors who wish to fill the vacant Treasurer position). These services will add at least \$12,000 more annually than our current bookkeeping service, which provides only deposits, invoices for dues, payments for HOA expenses, with monthly financial reports for those transactions. We are still legally required to have a designated Treasurer who will serve on the Board of Directors.
- A significant number of decks that need repairs including staining or painting, repair seating and decking supports or replacing the decking. This will add \$6,000 to the deck budget for 2027.
- Replacement of 2 more backflow valves in the irrigation system, which failed the annual test required by Washington state law. This will add an additional \$5,000 to the irrigation system's annual costs.
- A change in the Landscape Contractor from Bizzy Boys to Evans Earthworks resulted in a contract approved for services starting 11.1.2026 through 10.31.2026. The new contract did not include spraying for weed control, as that is not a service that Evans Earthworks is licensed to perform. The additional cost will be outsourced under a separate contract to a licensed professional who has a license for weed control spraying, possibly resulting in \$2,000 - \$3,000 in additional annual costs.

Landscape Update from Katie Venator, Landscape Director

Email: katie@olypen.com

Phone: cell 360-477-3545

- **Tree removal** – the dead split white pine behind the west end of the 116 building will be taken down **next Monday, 10/19 at 9:30am**. The trucks will be parked in the guest parking area between 116 and 126 buildings. Owners in that area are asked to not park there beginning at 8am so that we can place cones appropriately. PLEASE avoid walking on the street near the equipment as they work!! DO NOT approach their trucks until they have completed the removal.
- **Irrigation system will be shut down completely by October 31st.**
- **A new backflow valve was installed!** The contractor installed and retested a backflow valve located west of 121D Hilltop area
- **Landscape contract signed!**

Maintenance Update from Maintenance Director

Maintenance Director:

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

- **Insulate your outdoor faucets!** Please watch the weather forecasts and be prepared to cover all the outdoor faucets at your Units, which is an owner responsibility as part of the plumbing system.

Projects updates:

- 149 replaced vent screens on crawl space
- 142 B Owner retiled his patio at his own expense
- 133 A Owner installed new A/C unit at his expense
- 133 A Owner replaced garage door at his expense
- 133 A Owner replaced a South facing celestial windows at his own expense
- 133 A Repair South and East wall siding and repaired additional damage on the inside of the wall caused by the outside damage

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.



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!*

HOLD THE DATES!!!
Owner Informational Meeting
Nov 6th at 2pm

Questions on your voting packet?
Come join us!

Annual Meeting of Owners
Thursday Nov 19th
3:30pm
at the Gathering Place

- Annual Board Review - 2026
- Election of Board Members
- Approval of the 2027 Budget

If you cannot attend, PLEASE be sure to return your vote. We need 34 votes to establish a quorum and 38 votes to approve the budget for 2027.

WATCH FOR YOUR BALLOTS – hand delivered or mailed. Votes must be received by 3:30pm on November 19th! Drop boxes will be available starting October 30th.

Attention Readers

Mark your calendars - -
Next BYOB Meeting is set -
6:30 pm Thursday,
December 10, 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.

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