

Sunland North Division 17



Keeping This A Great Place to Live

Purpose Today:

- Provide a “snapshot history” of our community’s development, as a kind of introduction;
- Provide a brief overview of how our HOA operates;
- Let you know how you can stay informed (and also have more fun) here in Sunland North



Division 17 (Sunland North), A Part of SunLand

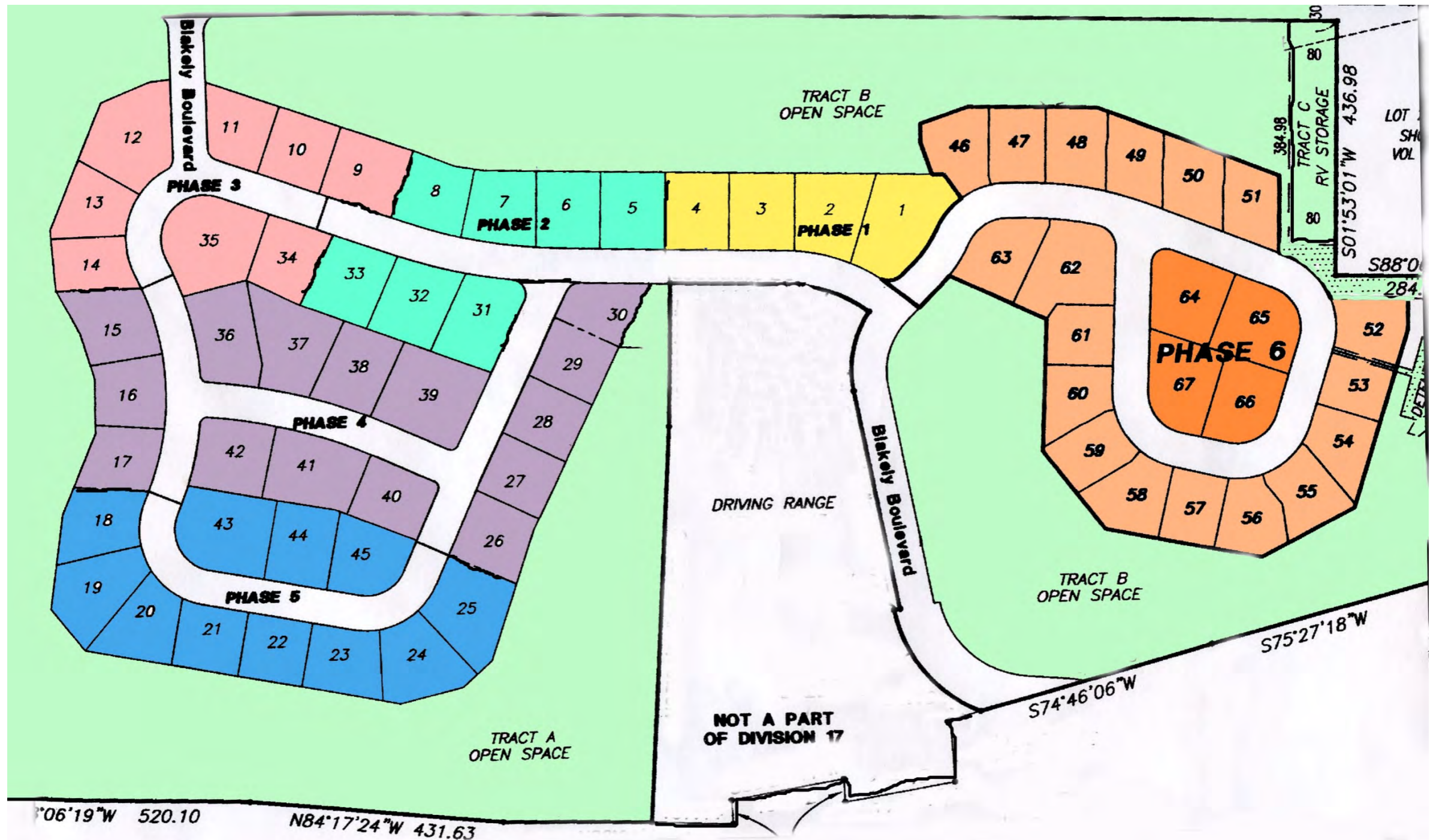
Sunland Division 17

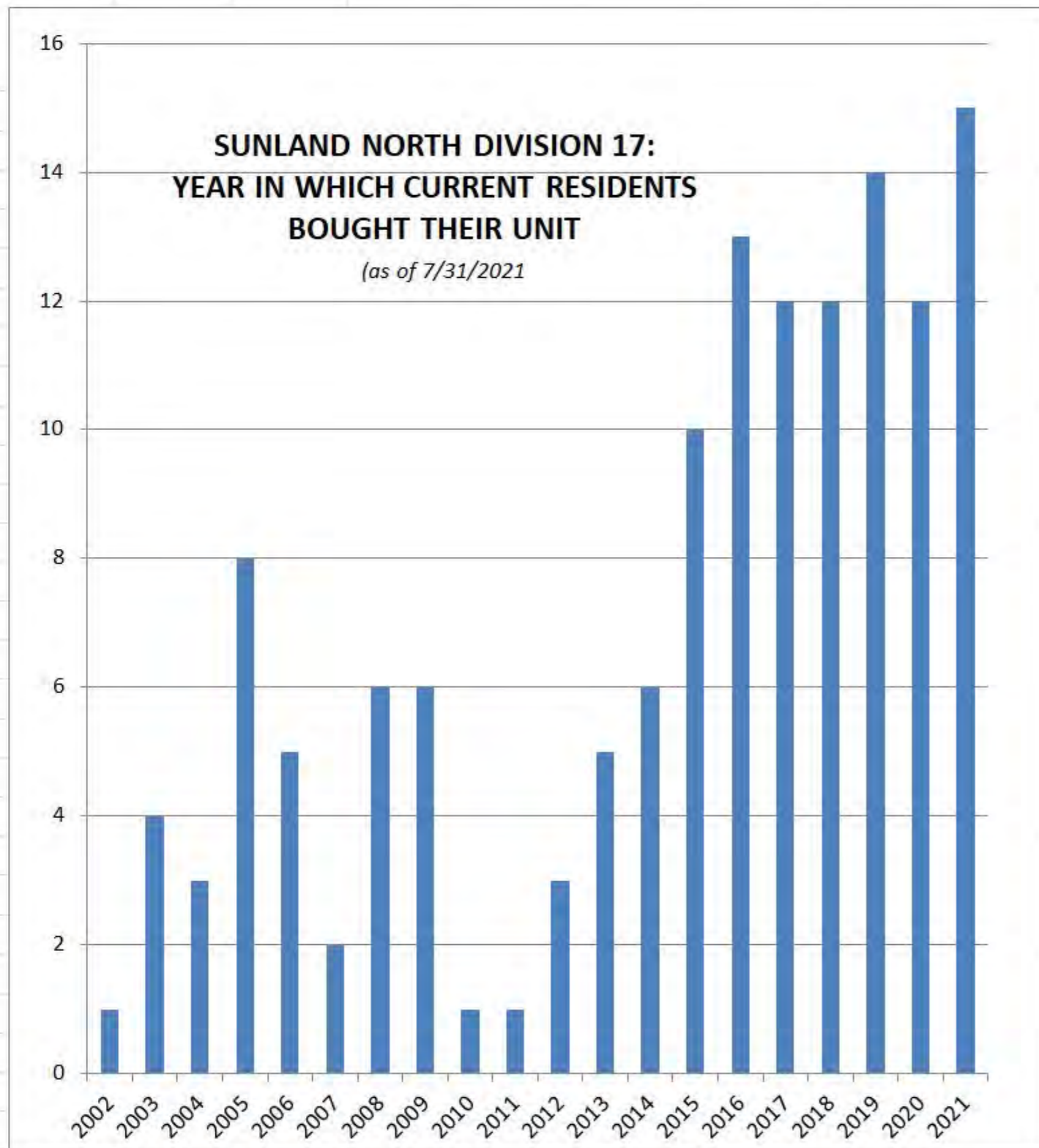
- Sunland overall was initiated in early 1960s, various developers over time, mostly single homes (SLOA now = 917 owners)
- Sunland Water District & Sunland Golf Club established as separate entities from Sunland HOA, and from Sunland Division 17
- Division 17 is the largest and newest division within overall Sunland (139 owners)
- “Sunland North” = marketing name used by Div 17 Developer

Five Sunland divisions were established as “sub-HOAs”:

- 2 are Condo Associations—7 & 15
- 3 are “PUDs” –Div 11, 16 & 17
(“*Planned Unit Developments*”)
- The rest of Sunland is made up of individual lots

Constructed in six phases, 1999 thru 2020





Which also means, between regular turnover and new units sold, lots of new faces, even in just the last few years.



Because of beautiful homes...



Goal of tidy, low-maintenance landscaping.



All Those Beautiful Homes Around US-Key Benefits of HOA living:

- Uniform high standards across the entire neighborhood
- Pooled responsibility to ensure neighborhood is maintained
- Shared costs

All Those Beautiful Homes— Your Key Responsibilities:

- Read, understand, and comply with the CC&Rs (they're part of your deed), and by extension so are the rules
- Pay your assessments
- Contribute your expertise and volunteer your time—its an *association*, not a service

All Those Beautiful Homes—



**Do what you can
to support the effort,
including the volunteers
who are making it happen.**



Historical: Developer control 1999-2012

Owner control starting November 2012

- Owners were suddenly “on their own”
- Had to figure out a lot fast
- What jobs needed to be done, HOA legal requirements and deadlines, forms to facilitate, records to establish



Current HOA operation:

- We use contractors for lawn & landscaping maintenance, mowing the open space, and for bookkeeping;
- We contract for repair people when necessary (*note: harder to get during COVID pandemic*)
- More units now, means more work/cost (107 units at turnover, 139 now)
- Certain “inherited” and aging systems reveal new challenges: irrigation system, original landscaping, maturing trees, the CC&Rs...



Lawn contractor Parsinen mowing between
Blakely & Mendel...



Contractor Jim Rossi mowing the open space behind many units (this near Woodcock Road)

But volunteer efforts by our neighbors goes a long way to help hold down costs for everyone.



Edging along the roads this summer?
That's thanks to landscape co-chair Gerry Hatler and
his team of neighbor volunteers!



BTW, our other outgoing landscape co-chair, Eric Mahnerd, repainted our entrance sign (plus wife Kathy has been adding the flowers!)



Open Space Volunteers Work At Controlling
Poison Hemlock (a 5-year program)

Unit External Maintenance—

- Twice-yearly external unit inspections to identify and prioritize repair and maintenance needs
- External Maintenance Chair receives, evaluates, processes and monitors any repairs, inc. those separately flagged by individual owners (using form on website)
- Chair and helpers sometimes just do the repair or maintenance themselves (your choice)
- You can volunteer to be the chair or to be on the team



Spring 2021 Unit Exterior Inspections—Michael Vandiver and Mike Johnson



Exterior Maintenance: roof cleaning and treatment by Association contractor only, please!



Dick Helmenstine,
Early Volunteer
External Maintenance
Chair (and current
Architectural Chair)

Volunteer Committees— You Can Help

- External Unit Maintenance
- Developed Landscaping
- Architectural Review
- Natural Habitat (Open Space)
- Communications & Outreach
 - + Website Coordinator
(willing to train a helper)
 - + Newsletter Coordinator
 - + Welcome Committee
- Insurance Review
- Reserves/Finance
- Grievance Committee
- Election Inspectors
- Governing Documents Review
- SLOA Meeting Observer
- Water District Observer
- Annual Holiday Party



Lots of "Ad Hoc" Volunteer Opportunities, too:
Ex.: Picking up trash along Sequim-Dungeness



Periodic “Ad hoc” committee: Fritz Field, Doug Hale and John Meier replacing selected perimeter fence posts



Ad Hoc: Neighbor volunteers prepare division mailing



Annual holiday party for owners and invited guests



Neighbors can also organize potlucks and other socials at Sunny Shores beach cabana (COVID permitting)

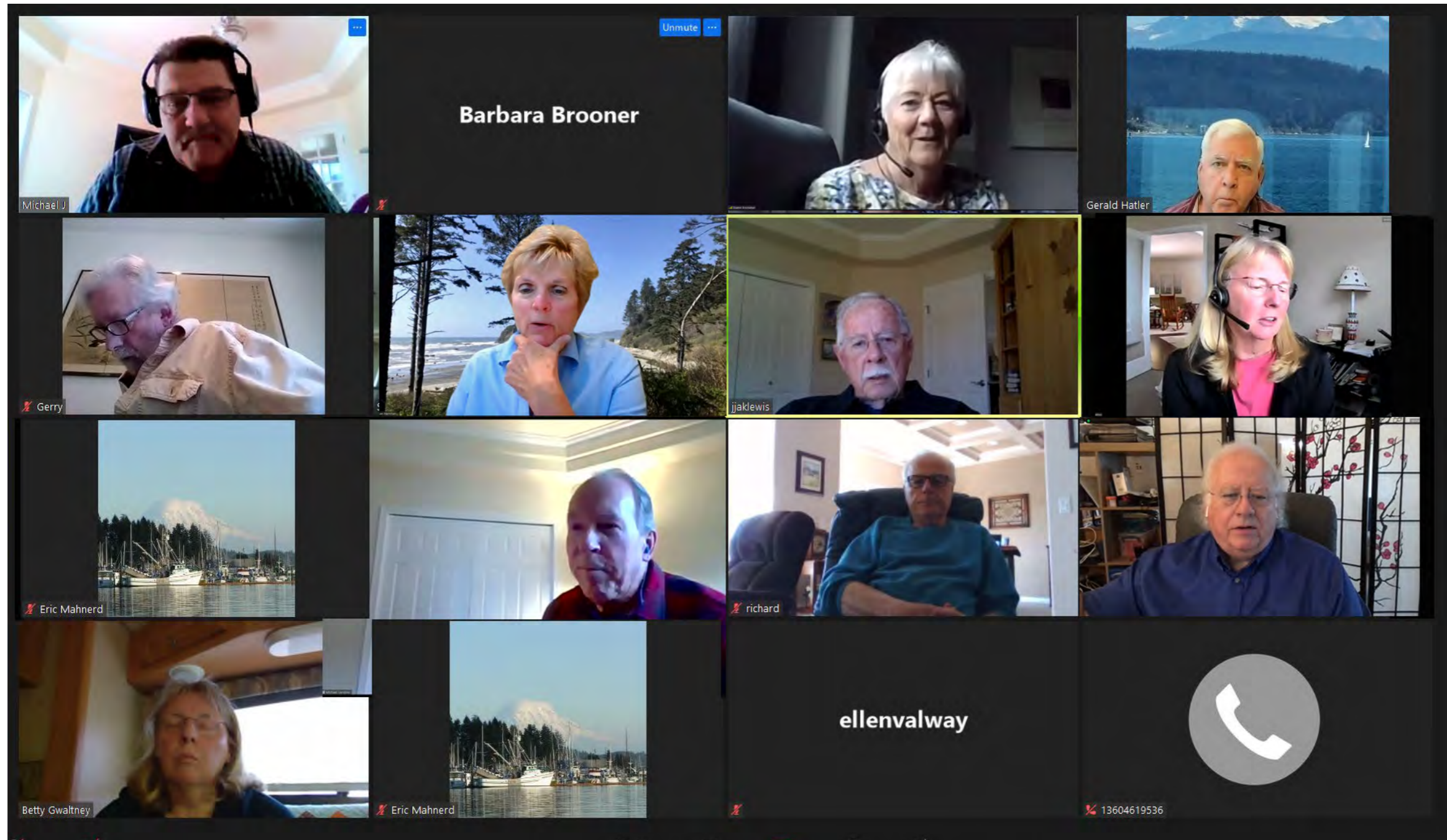


A neighbor-organized potluck at The Gathering Place— hopefully possible again soon

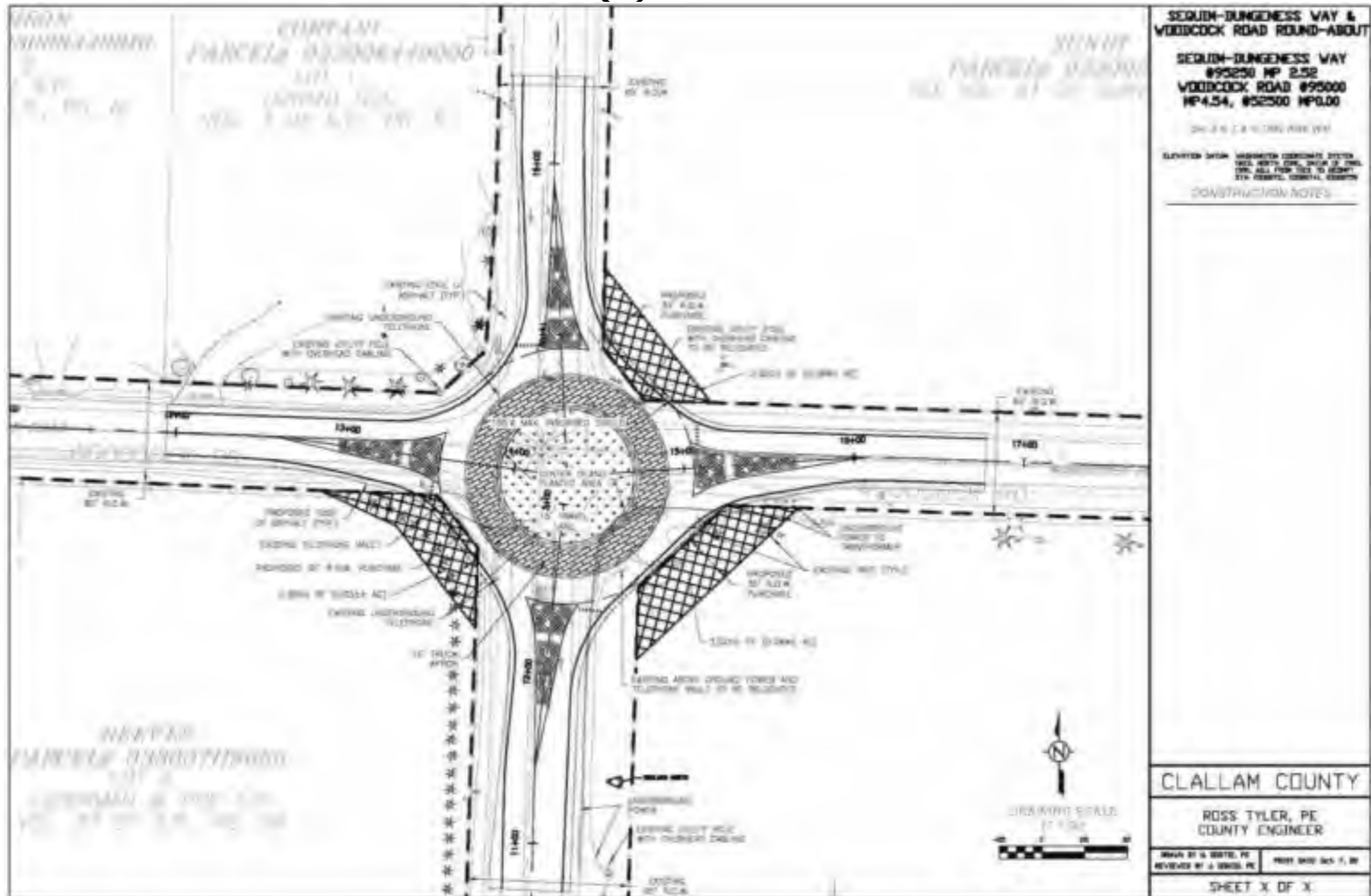


Division 17 board meetings—
open to owner observation since November 2012

Even with covid restrictions, open board meetings thanks to “Zoom”




County Roundabout— “coming fall 2021”



How to Find Out What's Going On:

- Monitor Board Meetings—meet people, see “who’s who,” hear what’s going on
- Read the Board Meeting Minutes (on the Division 17 website)
- Read the Quarterly Newsletters (emailed and on the website)
- Sunland North Website—your online “Owners Manual” for just about everything
- Volunteer for something—meet people, learn about your community, add your expertise



Sunland North


Sunland Division 17 Owners Association

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Search this Site

Welcome!

This **Sunland Division 17 Owners Association website** is a resource for those living in Sunland North, as well as those interested in joining our neighborhood and looking to learn more. The Association's governing documents are available on this site to help ensure that owners have ready access to this fundamental information, as well as other useful material such as newsletters, contact information, forms, and historical data. The site also serves as one of several communication channels available between the Board of Directors and our owners and residents, providing updates about Association activities, plans, and finances.



Board Meeting Schedule

For 2021, the Division 17 board plans to meet via Zoom on the second Wednesday of each month, from 2:30 - 4:30 pm. When in-person meetings are safe to resume, meetings will be held at The Gathering Place, 135 Fairway Drive. All Division 17 owners are welcome to attend. Exceptions to date and time sometime occur; owners will be notified of any such changes.

Quick Links — check the tabs at top of page. or:

Sunland North website

<https://sunlandnorthownersassociation.com/>



So hopefully now you've got:

- ✓ A little better picture of our community's relatively new development;
- ✓ A sense of how our HOA operates; and
- ✓ Ideas on how you can stay informed and be a part of the Sunland North community.



Sunland Division 17—
Your Help *Keeps* This A Great Place to Live!

Thank You!



*Slide show organized by Barbara Brooner
for the Sunland Division 17 Owners
Association Sept 8, 2021, annual meeting*