

# Neighbors helping neighbors

**Sunland North**

**September 2022**







# Tom Steffen

Wanted to recognize Tom Steffen. He has gone far beyond the responsibilities of the Landscape Chair. He delivered bark to several of us in the neighborhood; he has trimmed numerous dead bushes; and he has been in constant contact with our new Landscaping Company to ensure quality maintenance.



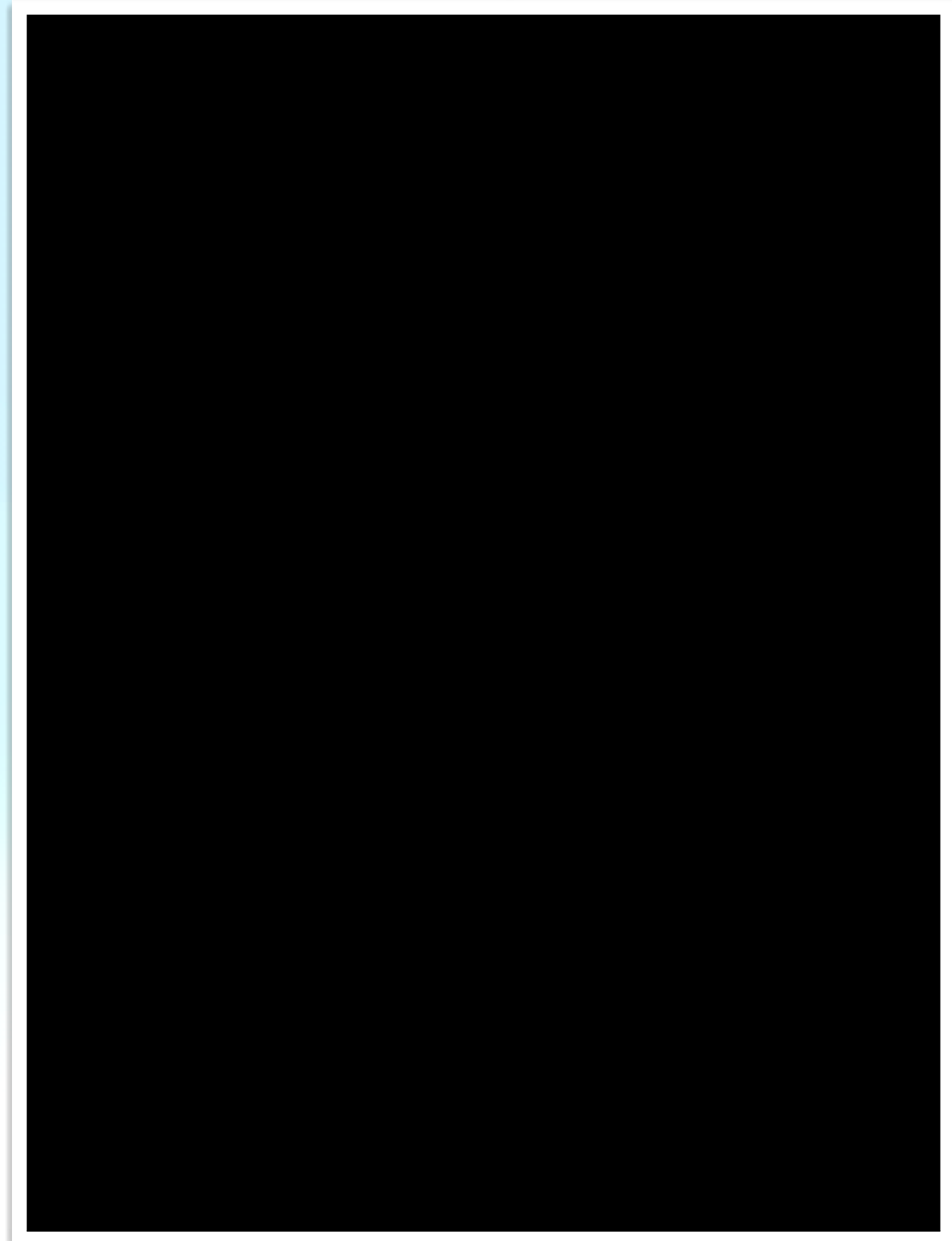


Tom Steffen pruning frost-damaged escallonia with aid of neighbors.



# Mike Johnson

Mike goes above and beyond serving as Director-at-Large and Chairs the Architectural and the Maintenance Committees. In addition to these positions, he's always available to help his neighbors. Mike is truly an inspiration. He is kind and generous and makes Sunland North a great place to live!



Mike Johnson finds source of persistent water leaks after weeks of effort.

# Tom Steffen

I thought Tom's collaborative approach to the problem was brilliant: The massive and unanticipated task of trimming back the severely frost-damaged escallonia was not in the landscaper's contract—and we couldn't have afforded it if it had been. But Tom got the company owner to loan him the needed power equipment; and then he took on the hard work of actually doing the cutting. Tom also informed affected neighbors before the day he would be working on the escallonia in a given area, which is always appreciated, and told them in the same notice how they could help, if desired.

# Neighbors

While we all need to be extra-careful to not accidentally damage our unit exteriors (and extra care to not fall off tall ladders, as well), kudos to those who are in a position to put up holiday lights, to help brighten those dark winter nights in the Pacific Northwest! Whether it's a large multicolored display or just a simple wreath, it all adds up to a fun holiday spirit in our community. So thank you, neighbors!





Brightening a cold pandemic winter with bright lights and bright thoughts.



# Tom Steffen

Tom has been working tirelessly to improve the landscaping of our neighborhood. From fixing broken sprinkler heads, removing dead shrubs, trimming overgrown trees and shrubs to attacking the many dead hedges with trimmers and saws. Besides making our homes and neighborhood look better, he is saving us money and doing it all with a smile! Thank you, Tom!



# Michael Bresnahan

Michael Bresnahan has been watering the baby trees through August and now into September. He and Bill Bombadier have been tending the babies near the traffic circle, including weed-whacking between the deer fences





Michael Bresnahan Tending to the Baby Trees Near New Traffic Circle Aug 2022



# Eric and Kathy Mahnerd

Here is a picture from when Eric repainted the old sign, as a stopgap measure; and then the new sign this year. Kathy has done the flowers, I believe for multiple years.





Eric Mahnerd painting the old Sunland North entrance sign



# Mike Johnson

For years Mike has been an integral part of maintenance and landscape work in Division 17. Mike has both organized and labored on work parties, inspected the exteriors of our homes, arranged for repairs and overall has worked relentlessly to improve our neighborhood. It's past time to recognize Mike for his efforts.



# Tom Steffen

Tom has really thrown himself into his landscaping job, putting in many hours and days of manual labor.



# Fence post team

Unsung, behind-the-scenes owner volunteers (Fritz Field, John Mayer, Doug Hale) have been systematically replacing rotted posts in the Sunland North rustic fence marking off the Natural Habitat area over the course of several years now. Fritz arranged with the Board for the purchase of pre-drilled, treated posts, and "the boys" volunteer the labor to identify priority posts for replacement and dig them out, install the new ones, and dispose of the old rotting wood.





Fence post team replacing rotting posts and rails



# Tom Steffen

Tom Steffen, upon his retirement from the ministry, immediately took on the job as Division 17 Landscape Chair. To say that he has gone above and beyond the call of duty is an understatement. He is constantly out checking and adjusting sprinkler problems, removing dead plants and trees from unit owners' yards, coordinating and fielding issues with the new landscape crew and being available to answer all kinds of queries from unit owners. For those of us who have been around a long time, Tom also was Division 17 Secretary for a two year term. He is truly a giving, caring, and dedicated community volunteer!



# Doug Hale

Doug has been a key player in the multi-year effort to keep Poison Hemlock at bay. He regularly patrols the Natural Habitat areas to attack any plants that begin to grow. This effort keeps us in compliance with Clallam County requirements that we prevent the spread of this noxious weed. His efforts make Sunland North a more beautiful and safer place to live.



# Betty Gwaltney

Kudos to Betty Gwaltney and her elf helpers, for putting together a fun holiday parade the last two years when COVID limited one-on-one socializing during the holidays. Certainly not part of her duties as Sunland North Treasurer (at least I don't think so...), Betty and her "co-collaborators" put themselves out there to entertain the rest of us, and it was much appreciated. If they choose to do it again this year, I hope people turn out to both cheer them on and to enjoy the silliness!





Betty Gwaltney helps Santa with his sleigh.



# Terry and Valerie Grier

Kudos to Terry & Valerie Grier for the beautiful all-pink roses and geraniums featured in front of their unit all summer long! And kudos to all the residents who choose to add their own plantings to brighten up our neighborhood! While the overall goal for Sunland North as an HOA needs to be low-maintenance trees and shrubs that require only the kind of minimal care that can be provided by our contracted landscaping crew, it's also nice to see the spot of color added by owners willing to take on the additional work. It's too much to list everyone who has made this kind of contribution — and it's certainly not required — so Terry & Valerie Grier will have to stand in as representative of the nice addition this effort makes to our community!





All-pink roses and geraniums in front of erry & Valerie Grier's unit.



# Mike Johnson

Mike is always available to take on any job.



# Tom Steffen

He has gone far beyond the responsibilities of the Landscaping Chair. He provided many of us with bark that he delivered; has trimmed lots of dead bushes in the neighborhood; and been in constant contact with our new landscape maintenance company to ensure quality landscaping.



# **Kathy and Eric Mahnerd**

Here is a couple who dedicates themselves to their community, not only to Division 17, but also in the greater Sequim area. Kathy is responsible for the beautiful plantings and maintenance of Division 17's entrance, a stunning array of plants and flowers throughout the spring and summer. Eric assisted in this, as well as repainting the Sunland North entrance sign. Eric also built the Little Library structure, found behind the Mt. Baker mail kiosk. Kathy maintains the book collection throughout the spring and summer; Pam Leiningner takes over from her in the fall and winter. This year, Eric assumed the job as Chair of the Architectural Committee. A dynamic duo for our community!





Kathy and Eric Mahnerd are responsible for the stunning array of plants and flowers at the Sunland North entrance.



# Tom Steffen

For his great work on landscaping! He is helping so many with overgrown shrubs, bark and pruning!



# Carol & Michael Paine

The Paines watered, weeded, and otherwise tended our baby trees along Woodcock Road during the dry season this year. They think of those trees as their very own, since the trees are part of the lovely view out their window. And of course they are correct!



# Barbara Brooner

Barbara combines impish humor and a razor-sharp analytical mind to any number of "invisible" tasks, ranging from doing research on obscure Washington State property law to suggesting well-considered edits to the Sunland North Rules and Regulations to photographing random acts of kindness by her neighbors.



# Division 17 Board Members

The dedication and tireless efforts of our Board ensure that Division 17 will continue to meet the challenges that we face as we move forward to 2023. Great job by all!







# Tom Steffen

Tom was so helpful in getting our landscaping area redone and barked! He hauled the bark for us, trimmed some trees, and helped us figure out what to do. He even offered to help do the work! He is a very nice guy and generous with his time! Very thankful to have such a great guy working so hard for our association!



# Tom Steffen

Very responsive to my problem, seems to work long hours!!



# Susan Hamman

Susan has been a dedicated volunteer in Sunland North since the day the developer suddenly turned responsibility for the HOA over to the totally unprepared owners. Most people who live here have no idea of what it took to get the Association to this point. Susan has served in a wide range of formal volunteer roles for the HOA over the last ten+ formative years. She's held several Board officer positions, plus she has generously chaired and served on a number of different committees. She's also been working for literally years to get the HOA's historical files whipped into shape, streamlining what can be streamlined and organizing what needs to be retained, so it can be accessed when needed--an important "behind-the-scenes" function that most of us would just assume is magically happening on its own, but actually takes a lot of work.

But what I've also noticed and particularly appreciated is (a) Susan's dedicated sense of community, and (b) how helpful she has been to others who stepped up to volunteer. Our community does not have the kind of ongoing paid staff that would provide continuity and "corporate memory" to help keep things running smoothly, and everyone approaches a volunteer position differently. Susan is a professional in everything she does, conscientious and careful in her work, and accessible to anyone of goodwill. We are very lucky to have someone like Susan, with a wealth of hard-earned knowledge and a generous spirit, as an invaluable community resource. Regardless of whether Susan happens to be holding an official position, she is always willing to help--and does.



# Lawrence Charters

First off, Lawrence is holding both a busy Board position (Secretary) and is serving as Website Coordinator for Sunland North. Second, he has already served as a Board member (and Secretary) for two terms--and yet he has agreed to run for a 3rd term. Both of these volunteer positions are a lot of work, and I know because I have personally served in each of those capacities myself in the past. (Well, I wasn't the elected Secretary, I just did the Board meeting minutes the first year that owners were in charge of the HOA--but that part of the Secretary job alone seemed plenty big at the time.)

But today I want to point again to the phenomenal revamp of the Division 17 Website that Lawrence undertook. This is another one of those things that was neither expected, nor would the average owner probably realize it had happened--but is a huge benefit to the HOA, and thus to each of us owners, since the Website is such a comprehensive and cost-effective communication tool for the organization. Lawrence generously brought his high-level professional Web skills to bear on the Sunland North Website, to make it more useful and more secure. He has the experience and skills to do this, beyond anything that our initial website designer would have been able to do, nor would the HOA have been able to afford.

Everyone has something they can contribute to the HOA, from one-time tasks like helping stuff envelopes for an association mailing, to serving as president, for example--and each of those volunteer efforts is valuable and much appreciated. But what Lawrence did for the Website is in a category by itself: It required understanding and caring about the community, a sustained effort taking a huge amount of his own time, and high-level Web skills that none of the rest of us have. So thank you, Lawrence Charters!



# Michael Bresnahan

Mike has been a key volunteer in the upkeep of Sunland North, from tending to the baby trees (he helped plant) which need regular watering throughout their first few summers, to assisting with the clean up of fallen branches each winter. He makes himself and his truck available for many missions, hauling the clippings and sod he removes from the driving range parking lot to Cascade Bark, then picking up mulch for residents to spread in the developed landscape when necessary. He also takes care of the street lights, making regular night-time trips around the neighborhood to see which ones need attention. He works hard to keep Sunland North a beautiful place to live!



# **Kjell Stoknes**

Kjell watered our baby trees this summer and helped them get through the dry season! Sunland North will benefit from his work for many years to come.



# Barry Burns

Barry is a regular walker and he often (maybe always?) brings along a trash bag to pick up the garbage that accumulates along the perimeter roads to Sunland North. His frequent efforts have eliminated the need for a monthly volunteer litter patrol along Sequim-Dungeness Way and Woodcock Road. He also participates in the cleanup of trees and branches that fall after our winter storms.



IRON  
3006449010  
2  
S.P.  
S.P., PG. 5

CORTANI  
PARCEL# 033006449000  
LOT 1  
DURANT S.P.  
VOL. 3 OF S.P., PG. 5

SUNDT  
PARCEL# 033005  
SEE VOL. 51 OF SURV

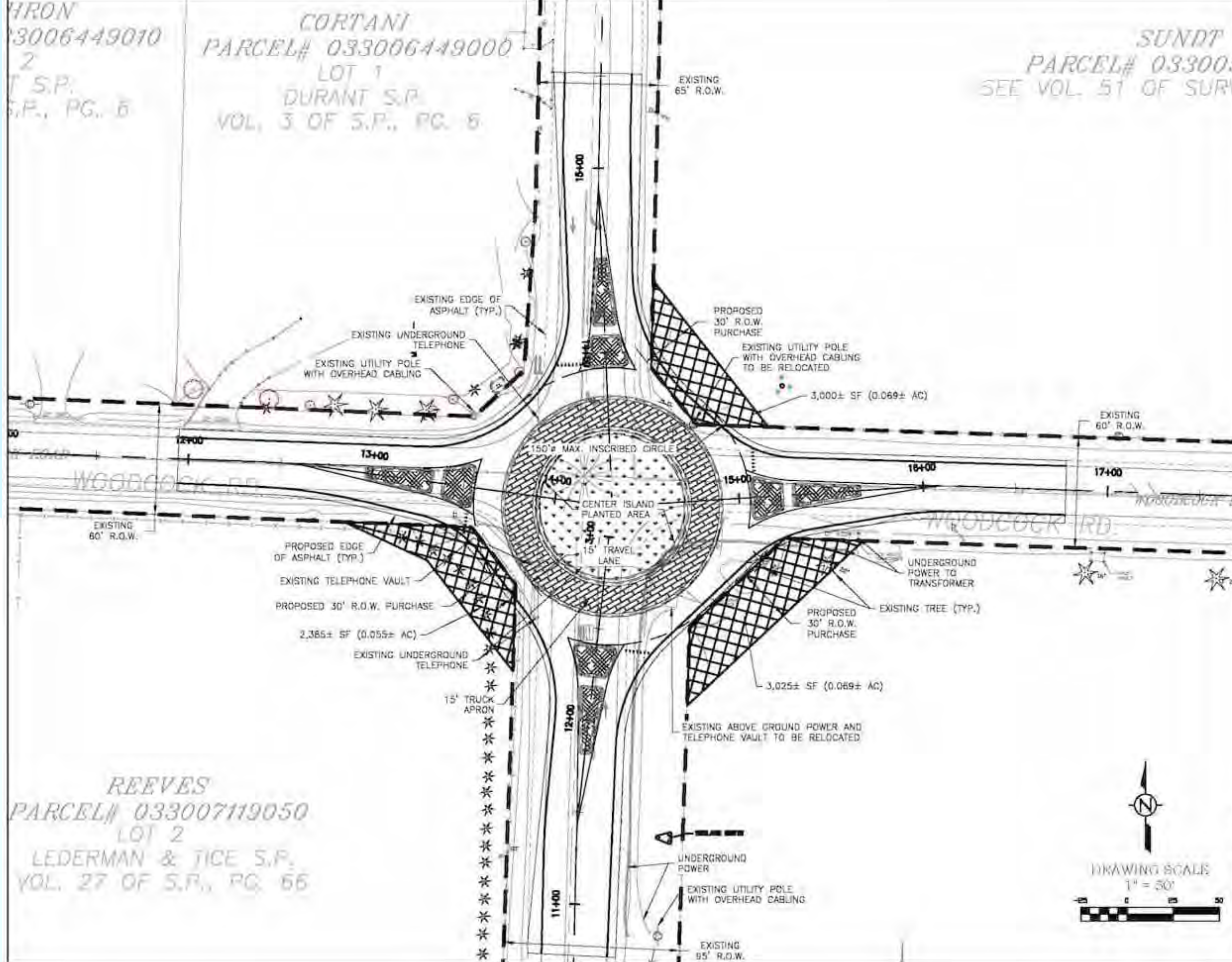
SEQUIM-DUNGENESS WAY &  
WOODCOCK ROAD ROUND-ABOUT

SEQUIM-DUNGENESS WAY  
#95250 MP 2.52  
WOODCOCK ROAD #95000  
MP4.54, #52500 MP0.00

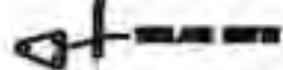
Sec. 5, 6, 7, 8 in T30N, R3W, W1M

ELEVATION DATUM: WASHINGTON COORDINATE SYSTEM  
GRID, NORTH ZONE, DATUM OF 1960,  
1991, ADJ. FROM TIES TO GEDMPT  
STA. 03300711, 03300741, 03300750

CONSTRUCTION NOTES

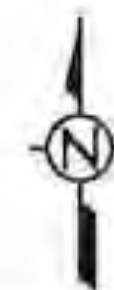


REEVES  
PARCEL# 033007119050  
LOT 2  
LEDERMAN & TICE S.P.  
VOL. 27 OF S.P., PG. 55



UNDERGROUND  
POWER  
EXISTING UTILITY POLE  
WITH OVERHEAD CABLING

EXISTING  
95' R.O.W.



DRAWING SCALE  
1" = 50'



CLALLAM COUNTY

ROSS TYLER, PE  
COUNTY ENGINEER

DRAWN BY K. DOSTIE, PE  
REVIEWED BY J. DORSETT, PE  
PRINT DATE: Oct. 7, 20

SHEET X OF X



# Tom Steffen

As Developed Landscape Coordinator, I think Tom has done an Outstanding job! Whether its chopping down dead bushes, replacing mulch or fixing sprinkler systems, he goes WAY beyond the requirements of his job. Well Done Rev!



# Tom Hamman

Tom has been a key player in the multi-year effort to keep Poison Hemlock at bay. He regularly patrols the Natural Habitat areas to attack any plants that begin to grow. He has also served as the Natural Habitat Coordinator for several years [and] managed that effort with the assistance of many volunteers.



# George Bannon

George is invariably the first person to step up to volunteer for anything that needs doing in the Natural Habitat. Whether it is picking up downed branches from winter storms, or taking whichever month needs coverage for watering of the newly planted trees, George is at the ready. Plus, he occasionally helps keep our neighborhood safer by reminding me when I've left my garage door open at night. Thanks George!!



# Susan Hamman

Susan has continuously held an office or served on a committee since moving here (as far as I can remember) and always presents the highest degree of integrity and professionalism. She is solution focused, follows through, and get things done. Kudos to Susan Hamman!







# Tom Steffen

Tom served as a thoughtful and gracious Board member (Secretary) years ago; and has also been Open Space Coordinator, which was much appreciated. But recently he agreed to be Landscape Maintenance Chair, and has taken on many of the landscape tasks himself personally, saving the HOA (read: each of us, his neighbors) tons of money. The collaborative approach he developed and implemented to address the near-disaster of the winter-frozen escallonia shrubs all throughout Sunland North was particularly creative and appreciated. Trimming these shrubs is not in the landscape company's contract--and we couldn't afford it if it was. But even more than getting the job done, it's the way Tom has gone about it: He worked with the landscape contractor to learn how to do the trimming, had them teach him how to do it, and persuaded them to be willing to pick up the trimmings when they come through on their regularly-scheduled day; he notifies a given sub-set of neighbors when he will be doing the work near them (a much appreciated "heads up"); is prepared to do all the work himself (totally not expected nor required in his role), but lets the affected neighbors know what they can do to help, if they're available; and is a pleasant and interesting person to meet, on top of everything else! Tom's a gem, and has really "taken the bull by the horns" on behalf of the community this year!



# Kathy Gross

Sunland North's quarterly newsletter comes together each quarter because of the efforts of Kathy Gross, Volunteer Editor. Kudos also to the Board members, committee chairs and coordinators, who in addition to accepting specific responsibilities on behalf of the overall Association, take the time to write interesting and useful features in the newsletter to help keep the rest of us informed. (And kudos to the owners who take the time to read the newsletter and stay informed!) The newsletter is emailed, and posted on the Sunland North Website.







# Alan Morris

Alan has been a key player in the multi-year effort to keep Poison Hemlock at bay. He regularly patrols the Natural Habitat areas to attack any plants that begin to grow. This effort keeps us in compliance with Clallam County requirements that we prevent the spread of this noxious weed. Of particular note, due to his and Barbara Brooner's diligence, only one Poison Hemlock plant was found (and eradicated) in their assigned area this year - this proves it can be done! His efforts make Sunland North a more beautiful and safer place to live.



# Lawrence Charters

Lawrence is the glue that keeps us Division 17 members connected — a communicator par excellence. He is prompt, good natured and provides enough information that we don't need to fill in the blanks or interpret incorrectly. Plus, his emails are enjoyable to read. I also appreciate his continuity of service over the years.



# Dave Walp

Dave Walp, currently serving as President of SLOA, is a Sunland North resident who has also served on the Division 17 Board in the past. Many of SLOA's issues may seem separate from Sunland North, in part because of the difference between SLOA as an HOA managing hundreds of individual homes versus the responsibilities that the Sunland North HOA, because of its CC&Rs, handles directly. But we are a part of the overall Sunland community, and owners in Division 17 need to periodically step up and take their turn on the SLOA Board, and I appreciate Dave fulfilling that responsibility. What I've noticed and particularly appreciated is our HOA's commitment to openness, transparency, and owner input that Dave, during his two terms on the SLOA Board, seems to be trying to build into how the SLOA Board operates, as well. SLOA is coming from a different organizational culture and history, but I can see Dave is working hard to juggle lots of different viewpoints and a range of issues that most of us can't even imagine--so I appreciate Dave bringing his experience in our community and with our Board culture to potentially bear on larger SLOA issues, where possible. Kudos to Dave Walp for stepping up, hanging in there, and doing what he can for the greater good.





Dave Walp chairing SLOA Board meeting over Zoom, during COVID.



# George Bannon

I wanted to take a minute to recognize George Bannon for his ongoing involvement in the HOA as a "volunteer citizen." As far as I know, George doesn't hold any formal positions within the organization, but over multiple years I've seen him volunteer as part of various ad hoc work groups, and he also regularly attends HOA Board meetings to stay informed.

The photo below is from several years ago, when George was part of a larger group that helped trim the arbor vitae and otherwise clean up around the SLOA RV lot; but most recently I learned that during his regular walks through the neighborhood, George has his eye out for pop-up irrigation heads that need to be gently guided back "underground," and treats them with WD40 he carries in his pocket. This was confirmed by Tom Steffen, Landscape Coordinator.

I don't think we have a "Sprinkler Head Coordinator" position, but I appreciate that in addition to pitching in on a wide variety of tasks through the years--George has quietly taken on a job that needed doing and is just doing it (first cleared with the designated Landscape Coordinator, of course!). I would think everyone should be able to find at least a single task like that they could be doing to help keep the neighborhood going, and lighten the load of at least one board member, committee chair or coordinator by doing so. Thank you, George!





This photo is from several years ago, when George was part of a larger group that helped trim the arbor vitae and otherwise clean up around the SLOA RV lot. George also has his eye out for pop-up irrigation heads that need to be gently guided back "underground," and treats them with WD40 he carries in his pocket.



# Kathleen Charters

Kathleen has volunteered each of the years I've been involved with the Natural Habitat. She's been there for cleanup after storms drop trees and limbs, and she waters our baby trees (which she helped plant) each year when the dry season arrives. She makes Sunland North an even better place to live!



# Barbara Brooner

In addition to her 'unofficial photographer' role in Sunland North, Barbara has been a key player in the multi-year effort to keep Poison Hemlock at bay. She regularly patrols the Natural Habitat areas to attack any plants that begin to grow. This effort keeps us in compliance with Clallam County requirements that we prevent the spread of this noxious weed. Her efforts make Sunland North a more beautiful and safer place to live.



# Gerry Hatler

Along with all his work as HOA President this year, Gerry rolled up his sleeves and took on the challenge of helping to eradicate Poison Hemlock in the Natural Habitat areas. He researched the problem and selected a new weapon in the chemical war against this nasty plant - industrial strength vinegar. His efforts have yielded pretty good results, and we all benefit from safer alternatives to any herbicides used in our environment. His work keeps us in compliance with Clallam County requirements that we control the spread of this noxious weed, and it makes Sunland North a more beautiful place to live!



# Neighbors Who Pitched In

A number of Sunland North neighbors pitched in to help with the massive job of removing huge piles of 26 winter-killed escallonia hedges. Tom Steffen took on the hard work of running the saw (trimmer?), but the following neighbors were noted out in the hot sun, shuttling big bundles of spiky dead brush to the street for later pickup: Dick Helmenstine, Patti Paul, Barbara Ross, Dean Daugherty, Alan Morris, Fritz Field, and Jay & Susan Daugherty--Jay & Susan Daugherty even pitched in for a second and third day, further down the street! Not everyone is able or available to do this kind of work, of course; but the willingness to help shown by those who did, made me proud to be a member of this community!



# Ilse Long and Valarie Fratus

Kudos to Ilse Long and Valerie Fratus, who have volunteered to chair again this year our traditional Sunland North holiday party in December, out at the casino. While not an "official" HOA function, it's definitely a fun one, and Ilse and Valerie have always added an extra "spin" to the function. Our usual party had to be temporarily suspended due to COVID concerns the last two years, but Ilse's going to give it a try again this year, so hopefully we'll get a good and safe turnout. It's a great opportunity to greet old friends and make new ones--and the dinner is great, too!

Thank you to past holiday party organizers, as well--they started a great Sunland North tradition!





Holiday party in progress at Blyn casino.



# Eldon and Jan Dennis

Big oversight to not mention **Eldon & Jan Dennis**, whose unit is near the entrance to Sunland North. Every year the flowers they (and the Helmenstine's?) maintain in their personal landscaping are gorgeous--and this year Eldon & Jan must have scattered tons of wildflower seeds in the area between their unit and Woodcock Road that had been torn up by the recent irrigation project, and it looked great all summer long!



# Tom Steffen

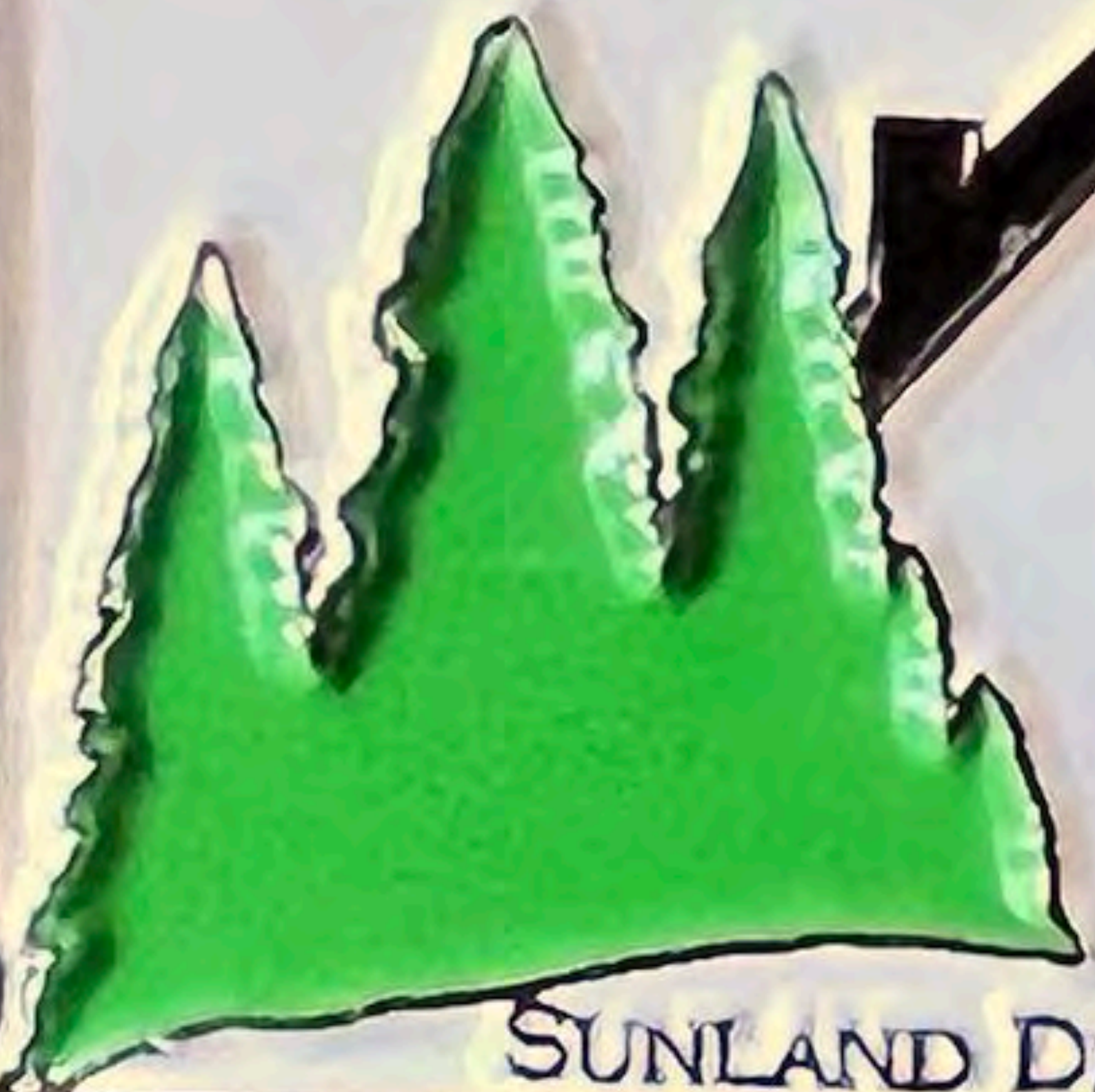
Tom has been very vigilant in his efforts to address landscaping issues, assisting residents in maintaining landscaping appeal, and he is a delight to work with.



# **Lawrence Charters and Betty Gwaltney**

The Secretary and Treasurer both dedicate a lot of time to perform all of the duties of their position, and rarely do they get recognized by the members for all that they do. Thank you!





# Sunland North

SUNLAND DIVISION 17 OWNERS ASSOCIATION