

Monterra Newsletter

Monterra
Homeowners
Association
January 2023

Notes From Your Board

On December 12th, your new 2023 Board made their selections for Board positions and some appointed offices and management positions. They are as follows:

President	Shawn Shepherd
Vice President	Dorrit Jensen
Secretary	Sherry Stout
Recording Secretary	Dawn Wolff
Treasurer	Bonnie Gillis
Information Officer	Ida Birney
Clubhouse Manager	Dorrit Jensen
assisted by	David Iezzi
Architecture	Dorrit Jensen
assisted by	Shawn Shepherd
Maintenance/Grounds	Shawn Shepherd
Newsletter	Ida Birney
Mowing Crew	Tom Villoni
RV Lot	George Stuber

Please notice that many of these people are doing double, and even triple, duty. It takes many people to make Monterra a wonderful place to live. More help is needed. Please let any board member know if you are willing to donate any time to your community. It can be for an ongoing position or just for separate, special projects.

The board wishes to extend a special thank you to retiring board members Judi Norton, Julie Shelp, Fred Swenson, and Sid Gerling. Amongst them, they have dedicated decades of service to this community. You will be missed.

Board meetings have been changed to the second Tuesday of each month at 5:00 PM. You are encouraged to come on January 10th to see your board at work.

A huge thank you to Klara Morgan and Mary Kay McCabe for organizing our Christmas tea on December 18th, and to George Stuber (Santa) who helped with the gift exchange and was available for picture taking. It was a wonderful event!

A belated thank you to Hedi Voloshen who cooked a turkey for Monterra's Thanksgiving potluck.

If you are willing to host a potluck, please let your representative know. Valentine's Day and Easter are coming up. Anyone?

Reminder: Fireworks are **not allowed** here in Monterra.

We Have A new Board of Directors. Now What?

As happens every year, the members of the Monterra Homeowners Association have elected a new Board of Directors. These were introduced in the last newsletter. We want to thank all the members of the 2022 Board of Directors (and all previous Board members) for serving our HOA.

What can you do to help the volunteers of the 2023 Board of Directors be successful?

Volunteer to help! There will be positions opening up with the change in the new Board that will be publicized in the near future. Or you can help with specific projects or activities, such as potlucks.

Maybe you can't volunteer for positions, projects, or activities for various reasons. There are still some things that all of us can do to help our HOA.

1. **Participate and stay informed.** Read the newsletter for information on current events. Show up at member or Board meetings, or, if you're not able to attend, take the initiative and provide your thoughts and concerns to your Circle Representative or Alternate **before** an upcoming meeting. Your Circle Representative is not a mind reader, and can't know what the 30 or so people in their division are thinking if you don't tell them. We want community input and ideas to help us make good decisions that are in the best interest of the community, Be part of the solution. **Remaining silent** during the period of discussion and **then complaining** after something has been decided isn't the best way to be part of the solution, but it *happens way too often*.
2. **Be civil and co-operative with your neighbors, and especially with the HOA Board and volunteers.** Your Circle Representative may approach you to discuss something, such as a complaint that another resident has made. While you can certainly ask questions, or even disagree, DON'T argue, fight, threaten or be abusive. You will be heard and your position considered. For example: HOA rules specify that, if a resident makes a formal complaint that another resident is violating HOA rules, the Board has a responsibility to investigate and, if it's a valid complaint, discuss it with the homeowner violating the rules.
3. **Respond promptly.** If the Board of Directors or your Circle Representative asks you to do something, such as complete a required document, do so promptly. If the Board has to follow up with you 4 or 5 times to get you to provide information, it is expensive for all of us: more paper, toner, ink, postage and more time from Board volunteers that could be used for other activities to better the community.

...cont. page 3

Now What?...continued

4. Contact HOA volunteers ONLY during normal business hours, except in an actual HOA emergency. If you have a question or need information, call during normal business hours, 9-5 Monday through Friday. Don't call your Circle Rep at 7 am on a Sunday morning or at 11:30 at night, unless it is an HOA-related emergency. (A tree on the greenbelt has fallen and is hanging over the road is a n HOA-related emergency; my furnace has broken and I need the name of a heating repair company is NOT an HOA-related emergency.) If you send an email in the middle of the night, understand that you may not get a response until normal business hours. Also, there may be a delay, as Board members are not on their computers or phones all the time, even during normal business hours. Phone numbers for the Clallam County Sheriff, Animal Control, Cascadia Water, and others, both for normal business or emergencies, are listed on the front page of your Monterra phone list. Again, Board and committee members are volunteering on a *part time basis*. *They did not sign up to do a full-time job*. Indeed, many of them have actual full-time jobs that they work at to support their family, in addition to all of the volunteer work they do for this community.
5. If you have questions, get the facts from the source. If you hear something from a resident about HOA-related topics that seems to not make sense or causes you concern, ask a Board member for clarification/validation. Many rumors get started and grow due to misunderstanding and wild speculation.

Remember: The Board and committee members, the mowing crew, and all of the other people who step up to help Monterra are **volunteering** their time to keep our HOA a great place to live. They could be doing many other things with their time, and are more likely to decide to do so if residents are rude or worse. Then we could all find ourselves paying much higher HOA dues to hire a management company, gardeners, and bookkeepers, just to name a few. Please be kind.

Remember The Milky Way and Be Kind To Your Neighbors

Light helps us see in the dark and makes us feel safer in our neighborhoods, but there can be downsides. Our sleep may be disrupted, or its quality affected in environments that aren't completely dark. We older people are especially vulnerable because our circadian rhythms are easily compromised. Poor sleep is a stress to our immune systems and can affect our mood, energy, and cognitive abilities.

Many birds migrate at night by the stars and are easily disoriented by artificial lights. In addition, light that alters the natural environment can cause serious habitat disruption for other animals. Many places have dark sky ordinances like Ordinance 990 which was passed by Clallum County last July. It requires businesses to orient their lights towards the ground and "prevent off-site light trespass". While this doesn't address homeowners, we might think of this as part of being a good neighbor to each other, the birds, and other animals.

The principles are summarized by DarkSky.org:

All light should have a clear purpose.

Light should be directed only to where it's needed.

Light should be no brighter than necessary.

Light should be dimmed down or turned off when not required.

Use warmer color lights where possible.

There are many things we can do to see outside at night and feel safe. The old-fashioned flashlight and light bulbs have some marvelous upgrades. There are lights that can tastefully illuminate our paths using solar powered batteries, and lights that only come on when detecting motion. In fact, an array of motion-detecting lights, from floodlights to bulbs that screw into any regular lamp socket are available, and reasonably priced. If we are concerned with what goes bump in the night, there are security cameras and infrared wildlife cameras that can be easily installed.

And, of course, using lights only when they are needed will help our electric bills!

Deb LaPlante

Let your light shine, just not in your neighbor's window!

George Stuber as Santa



Covenant & Bylaw (CBRC) Progress Report...Dennis Blair

Last October the CBRC submitted all of its proposals for Covenant and Bylaw amendments to the Board for its consideration, so there will be a pause in CBRC meetings while this is taking place. For anyone who couldn't attend the last general meeting, here is a summary of how the CBRC conducted its business since it was formed last March.

1. **PROMOTING TRANSPARENCY:** We had nine open meetings, gave seven Board reports, gave three general meeting reports, published seven newsletter articles, posted all minutes from our meetings in the clubhouse, and spoke at all Division elections.
2. **INCREASING RESPONSIVENESS:** We used audience input at all meetings to influence many proposals. For instance, the CBRC increased the child visitation recommendation to 60 days annually instead of the previously proposed 15.
3. **USING EXPERT INPUT:** Last summer, I invited Tyler Conkle, a local realtor and Monterra resident to appear as a guest speaker to help with proposals that better protect Monterra's over-55 status.
4. **HAVING CHECKS AND BALANCES:** To make our governing documents robust, all proposals will be reviewed by legal counsel before they are submitted to the homeowners for a vote.
5. **LIMITING BALLOT LENGTH:** We will seek a legal opinion on omitting amendments that merely bring covenants into compliance with new state law, and those which simply correct spelling, punctuation, and grammatical errors.
6. The CBRC will resume its deliberations after the Board and law group finish examining all of the proposals. Our next task will be to create a ballot containing the proposals in their final form. Then I will call at least one more open meeting prior to voting to answer questions about the ballot items. It isn't clear just when these steps will be taken, but watch for announcements in the newsletter, come to the open Board meetings and general meetings, or contact any member of the CBRC committee for an update.

Monterrra
Homeowners
Association
January 2023



Ida Birney, editor
Phone: 541-601-0348
Email: ib_mha@yahoo.com
1/24 newsletter submission
deadline

**Judi Norton and Julie Shelp
are honored for their
years of service
at Christmas tea**



It's flu season, and Covid is still with us. Here are some ways to minimize your risk of getting sick:

1. Wash or sanitize your hands
2. Don't touch your face
3. Minimize your exposure to sick people
4. Get vaccinated
5. Wash your hands again
6. Get plenty of sleep and get some exercise each day
7. Eat healthy foods
8. Cover your nose and mouth when in crowds
9. Wash your hands again