



Homeowners Association

Monterra Newsletter

February 2024

Notes From Your Board

Note that the February 2024 Board Meeting has been moved to Thursday, February 22 at 2 pm. Board meetings are open to all homeowners.

2024 Member Meetings are March 7, June 6, September 5 and December 5, 2024) at 2 pm. December 5th will be the annual Member meeting. Join us March 7th for the first Member Meeting of 2024. This is your chance to hear directly from the Board what is going on in your community and where you can speak up and have the ears of your Board members.

2024 Dues

A reminder that at least the first half of your 2024 HOA dues payment, and payment in full for your RV Lot rental space is/was due January 31st. Please ensure your payment is made promptly to avoid any late fees or interest.

Please note that mail sent to our old PO Box is no longer being forwarded, so be sure to use our new mailing address:

Monterra Homeowners Association
22 Circle Drive
Port Angeles, WA 98362

Questions?

If you have a question pertaining to the HOA, start by contacting your division representative or alternate. If they don't know the answer to your question, they will route it to the correct person to get an answer for you.

The 2024 Board members are:

Cypress	Dawn Wolff, rep. Connie Jo Smith, alt,
Heather	Tyler Conkle, rep. Diane Gemmer, alt.
Holley	Lori Ferry, rep. Judi Norton, alt.
Ivy	Moses Zakarian, rep. Larry Morgan, alt.
Mont/Sea Bluff	Dorrit Jensen, rep.

Volunteer Corner

MOWING CREW —Tom Villoni is our mowing crew coordinator. When mowing starts up again next spring there may be an opportunity for volunteers to help with mowing of the MHA Greenbelt Areas and help keep our community looking great. The HOA has all the equipment needed to do this job and will train you on safe operation. If you are

interested, or just want to learn more, text Tom Villoni at 360-601-9746.

Activities to Get Us Through the Long, Dark Winter

Our new Activities Director, Susan Zarit, held the first Activities Committee meeting of 2024 on January 17th. There was a lot of discussion and great ideas from attendees about possible events for this year that might be of interest.

Suggestions included:

- Local field trips to places such as the Port Angeles Underground, the new Port Angeles Fine Arts Center, the new Dungeness River Nature Center, the Naval Undersea Museum, the Port Townsend Marine Center or other sites.
- Breakfast outings, or music & beverage events
- A garden walk around Monterra in the spring
- An art show, featuring Monterra artists (many of you may not know that we have many very talented artists living amongst us).
- Events featuring Monterra residents. We have many people in here with various talents such as photographers, painters, musicians, authors, bird watchers, and experts in many areas that might be of interest to other residents. What talents do you have that you might be willing to share with

others by doing a demonstration, giving a talk, or teaching a class?

If you have ideas about what you would like to do, a trip you would like to take, or a talent you would like to share, please contact Susan Zarit at 360-775-0695 or by email at zaritglassworks@gmail.com and let her know. Activities should reflect what residents want, but she needs to hear from you to know what people are interested in doing.

Here are the first 3 events that got scheduled:

Valentine's Day Dessert Potluck and Music February 14th

Join us on Valentine's Day, February 14th from 5:30 - 7:30 pm for a dessert potluck at the clubhouse. Bring your favorite dessert to share, and enjoy musical accompaniment provided by our own Dennis Blair, possibly with emphasis on love songs for the occasion. Coffee, tea, and water will be available; feel free to bring whatever other beverage you might want.

Leap Year Game Day February 29th

2024 is a leap year. To celebrate, on February 29th, join us for Game Day at the clubhouse from 2-4 pm. We will have tables set up in different areas of the clubhouse for Dominoes, Rummikub, Tripoli, and jigsaw puzzle building. And of course, the Foosball table is always available. If you want to play a particular game, or circulate and learn to play one of these games, now is your chance.

Bring along your favorite snack to share and your beverage of choice.

Pi Day Pie Potluck March 14th

For those of you with a scientific mind, you know that the number Pi (π), 3.14, is the mathematical constant that is the ratio of a circle's circumference to its diameter. So, to celebrate, join us on March 14th (3/14) from 7 - 8:30 pm to eat some pie. Bring your favorite kind of pie (or other circular food) to share along with whatever beverage you might want to drink.

Pancake Breakfast

Please join us for an **All-You-Can-Eat Pancake Breakfast** served by Holley Circle Residents on Saturday, February 10th from 9 am to 11 am at the clubhouse. Open to all Monterra Residents and their guests.

Pancake Breakfast Fundraiser

Clubhouse
9 am to 11 am
Saturday, Feb 10th
\$7 All-You-Can-Eat

Menu

Pancakes
Eggs
Sausage
Juice
Coffee
Tea

Holley Circle is raising funds to clean up the Berm. The Berm is the land space on the West Side Face of the Monterra Main Entrance. Monterra dues do not go towards the clean-up-maintenance of the Berm.

And in addition to our special events, we have lots of events and activities that occur on a regular basis:

NEW:

Yoga and Chair Yoga

Yoga class is every Tuesday from 10:30 to 11:30 am. Bring your yoga mat, water bottle and wear comfortable clothing for movement.

Chair Yoga is every Wednesday from 10:30 to 11:30 am. Bring a water bottle and wear comfortable clothing for movement.

Exercise Group

Exercise is every Monday and Thursday from 9 to 10 am at the clubhouse. The exercises are geared to seniors and a great way to get moving and toning. No need to feel self-conscious: everyone is busy watching their own feet and won't be looking at you.

Bingo

Bingo is the third Tuesday of every month at 12:30 pm at the clubhouse. Bring \$2. White elephant donations for Bingo may be brought to Judi Norton's house. She will have a bin on a table under the carport.

Bunco

Bunco is the second Wednesday of every month at 1:00 pm at the clubhouse. Bring \$5.

Mexican Train Dominoes

Mexican Train Dominoes is the 2nd Monday and the 4th Tuesday of every month from 2-4 pm at the clubhouse. Please note this minor change.

If you are looking for other events out in the wider community, there is always a lot going on. Just a couple of options: check out live and video events at the North Olympic Library System website, nols.org, or the events calendar at the Sequim Chamber of Commerce website, business.sequimchamber.com/events/calendar.

CBRC Update

A COVENANT & BYLAW REVIEW COMMITTEE (CBRC) MEETING REPORT

by Dennis Blair, CBRC Chair

Monterra's CBRC met in open session on January 7th. You can read a complete account of the meeting in the minutes posted at the clubhouse.

The CBRC reviewed the answers to four questions submitted by the Board and the Committee to our legal consultant,

the Condominium Law Group (CLG.) For example, the CLG assured us that it is legal to require any rented property in Monterra to be occupied by at least one person 55 years of age or older.

Then, based on feedback received from the Board and from numerous other homeowners, the CBRC updated its proposals for amending 12 sections of the covenants. For instance, we proposed adding language in Article V Section 5.19 to allow the use of recreational fire pits with spark arresters.

These examples of our work reflect two of the Committee's major aspirations. We wish to propose amendments that both protect Monterra's integrity as an over-55 community and contribute to the quiet enjoyment of our HOA as set forth in our governing documents.

The next CBRC meeting is yet to be announced because the newest version of the proposed covenant amendments is now forwarded to the Board for its consideration. I urge you to stay informed by attending Board and General Meetings, looking for newsletter articles and e-blasts about the CBRC, and talking with your Division Representative or with any CBRC member about the committee's activities.

Thank You

Article III, Section 1 of the Monterra HOA Bylaws require that our Treasurer's accounts be audited annually to verify their accuracy, and a written report submitted to the Board. We want to thank Victor Ferry of Holley Circle who audited our 2023 financial records. Not surprisingly, he found all of the work of our 2023 Treasurer, Bonnie Gillis, to be complete, balanced and in order. Our thanks go to Bonnie Gillis for all of her hard work in 2023, and to Victor Ferry for his review and audit.

SIX FACTORS CONSTITUTING A COMMUNITY

Note: Forwarded by Dennis Blair from the July 2021 Community Emergency Response Team newsletter.

When Sherry and I moved to Monterra, a selling point for me was belonging to a ready-made community where I would immediately share an identity with my neighbors. For me, living here feels different from simply buying a house on a street in town. I offer this article because the six points it makes explain why I'm so content to live here. Do they do the same for you?

1. Geographic Location: The map outside the clubhouse clearly defines Monterra's various divisions, and our entrance sign announces us as a community.

2. Shared Resources: Examples are our common property like the greenbelts and the clubhouse.

3. Shared Experiences: Don't we all enjoy our quiet neighborhood and the view of the mountains?

4. Common Concerns: How about bluff safety and covenant revisions?

5. Social Unity: This includes fun stuff like potlucks and ice cream socials.

6. Mutual Support: Some of us mow the open areas for the rest of us, and others prepare our HOA for emergencies.

Think of your own examples of these six factors and talk them up with each other. I believe it will strengthen us as a community.

Connie Jo Smith, newsletter editor

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NOTE: 2/22-last day for March newsletter submissions