



Homeowners Association

Monterra Newsletter

January 2024

Notes From Your Board

On Dec 12th, your new 2024 Board selected their officers, and some appointed positions:

President	Tyler Conkle
Vice President	Lori Ferry
Secretary&	
Recording Secretary	Dawn Wolff
Information Officer	Judi Norton
Clubhouse Manager	Sherry Stout
Architecture	Kevin Kirk
assisted by	Tyler Conkle
Maint/Grounds	Steve Cassaboom
RV Lot Mgr	Steve Cassaboom
Mowing Crew	Tom Villoni
Activities Dir	Susan Zarit
Librarian	Klara Morgan

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.

2024 Member Meetings are the 1st Thursday of March, June, September and December at 2 pm (March 7, June 6, September 5 and December 5, 2024). December 5th will be the annual Member meeting.

2024 Board Meetings are the second Thursday of each month at 2 pm. Board meetings are open to all homeowners. You are encouraged to come January 11th at 2 pm to see your board at work.

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

Volunteer Corner



NEWSLETTER

If we do not get a volunteer to serve as editor for the Monterra HOA Newsletter, this will be the last issue any of us receive. Please consider volunteering for this position.



Volunteer Corner (cont'd)

AUDITOR(S) - Our Bylaws require that we have an annual audit by one or more people to verify the accuracy of our financial accounts and provide a written report to the Board in March. This is an opportunity for someone who may be looking for a one-time opportunity to contribute to the HOA. If interested, or if you want additional information, please email communications@monterrahoa.com.

Greenbelt Safety

Many of us love to go to the greenbelt areas here in Monterra and watch the sunsets, wildlife, and ships in the channel. It is one of the pleasures of living here.

Bluffs are subject to erosion, and large sections of bluff can fall off without warning. That is the reason that the bluff edge has been roped off and signs erected warning of the dangers.

Unfortunately, recently we have had a number of residents who have ventured beyond the ropes and the signs that state "Danger Bluff Erosion, Stay Back, Keep Out, No Trespassing Beyond This Sign", or have removed or damaged the ropes or signage. Others have been told that it was OK for them to go beyond the ropes to trim grass on the bluff.

Please note Article V, Section 1.7 of our Bylaws states: "All MHA Greenbelt Areas and facilities are managed by the Association. Members must receive

Board approval prior to making any changes to any Greenbelt property /facilities/signage or not abiding by the signage requirements. Failure to obtain authorization from the Board will result in a \$250 fine."

The Bluff Committee is working with various state and local officials, and hope to provide updated guidance and recommendations in the near future, and will share them with the Board and once finalized, the community. In the interim, **please abide by our bylaws and signage unless you have obtained prior written consent from the entire Board of Directors**, and do not take any actions that would result in the HOA having to impose fines, or even limit or restrict access to the greenbelt areas for everyone. Thank you.

Book Club....

Monterra has started a book club. Currently we are reading "Calypso" by David Sedaris. We get a set of 8-10 copies of a book on loan from the library. If even more people are interested, they can obtain a copy of the book from the library (in paper or electronic form), or can purchase or borrow a copy of the book. The group decides when to meet to discuss the chosen book. If you are interested in joining, please contact Judi Norton at proucat@hotmail.com or phone her at 360-670-3464.

2024 Dues Invoices

Please note that for those homeowners who consented to electronic delivery, your 2024 dues and RV Lot invoices were sent to you only via email, rather than you receiving a physical copy in the mail. This will save the HOA a great deal of money and time.

Also, for those of you who use your bank or mortgage company's bill paying service to pay your HOA dues, since mail sent to our old PO Box is no longer being forwarded, please be sure to update our mailing address with the bank to:

Monterra Homeowners Association
22 Circle Drive
Port Angeles, WA 98362

Generously Giving.... Reflections

Did you happen to see the tractor parade going through Monterra? I hope so. It was wonderful with bright lights, happy children wishing us a Merry Christmas, a very patient horse and even the Grinch was seen driving a colorful rig. It took a lot of folks' work and giving of their time to make this happen and spread the joy to others.

I couldn't help but feel gratitude for living in this community for many years. And in that place of gratitude, I thought of the good people right here in Monterra who have given of their time and talents so that others may have

comfort and a better quality of life. Too many to mention individually, I want you to know that you are seen and very much appreciated.

I see how tirelessly you all work: on the Board, on detailed budget reports, on the newsletters. How you mow Monterra Greenbelt and open areas or your older neighbor's yard, how you labor on the berm, the clubhouse garden, the grounds of a neighbor too ill to do for themselves. The clubhouse you painted and our Monterra sign, so many tasks accomplished with your contractors' skills. You've mulched around the Clubhouse, put up Christmas lights and decorations, took down an unsafe bridge. The delicious turkey you cooked for Thanksgiving dinner, hosting a hilarious Halloween potluck or raucous Christmas dinners, entertaining us with your songs, leading interesting discussions, activities and outings, bringing meals for a family in need. This is what we do here in Monterra and you won't find this in many communities. It makes me proud.

Thank you all for your service. Happy New Year! A Grateful Neighbor

Bingo and Bunco

Bingo is back! Join us for Bingo on Tuesday, January 9th at 12:30 pm and bring \$1. And if you don't get enough gaming in, come to Bunco on Wednesday, January 10th at 1:00 pm. Bring five \$1 bills. Hope to see you!

CBRC Meeting

The Covenant & Bylaw Review Committee (CBRC) will meet in the clubhouse Sunday 7 January at 2:00 PM. This meeting is open to all homeowners. The CBRC will use some recently obtained legal input to refine its proposals for amending our covenants. Please join us as renew our efforts to present you and our Board with a ballot for your approval. As always, we will consider your input carefully.

Prepare in a Year

Clallam County Emergency Management (CCEM) is launching a Prepare in a Year Program for 2024. This program was designed to help households become personally prepared for a disaster. The program includes 12 projects to be completed over the course of a year. Each project was created to be easy to do, inexpensive and should only take about an hour to complete. They will post a new topic every month for the next 12 months on their webpage and Facebook. You may register on their webpage to receive notifications that a new project has been released. At the end of the year, the names of all those who registered and completed the 12 projects will be placed in a drawing for an assortment of prizes. The first project will be released on January 1st. Just click on the link to register and follow CCEM on Facebook for updates and information.

<https://www.clallamcountywa.gov/1759/Prepare-in-a-Year>

Mexican Train Dominoes

For 2024, Mexican Train Dominoes will be the 2nd and 4th Monday of every month from 2-4 pm at the clubhouse. Come join the fun.

Holiday Tea

A huge thank you to Klara and Larry Morgan and Judi Norton for organizing our Christmas tea on December 17th, and to Dennis Blair, Kathy Tucker and Sheila Pfister for the wonderful music. Spontaneous dancing even broke out! It was a fun and joyful event. Also thank you to Steve and Kathy Tucker for running the white elephant gift exchange.



Steve Zarit in his T-Rex holiday sweater showing off his white elephant gift....