



Homeowners Association

# Monterra Newsletter

April 2024

## Notes From Your Board

### Next Board Meeting:

Thursday, April 11 at 2 pm

Monterra Clubhouse

All members are welcome to observe the Board at work. Members are welcome to ask agenda-related questions during the open forum portion.

### **Save the Date:**

### HOA Membership Meetings.

Thursday, June 6, 2024 at 2 PM

Monterra Clubhouse

All members are welcome. This meeting provides an agenda-driven update on the current work and progress of the HOA Board and other volunteers. Members are encouraged to ask questions and comments during the open forum portion.

## 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.

2024 Division Representative Board and Alternate Members:

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. Doug Markham, alt.

## Volunteer Corner

Susan Zarit, our Activities Director, has asked for any ideas for upcoming events and volunteers to help set up and take down items used at our events such as tables and chairs.

Patty and Doug Markham have volunteered to empty the doggie waste station weekly. The station is located near the Monterra mailbox. Thank you to you both!

If you are interested in volunteering to help clean up the grounds/RV lot please contact Steve Cassaboom. Any assistance will be greatly appreciated.

Activities Director, Susan Zarit, has

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obtained a whiteboard that will be placed near the Clubhouse to announce upcoming events for our Monterra residents.

## **COVENANT & BYLAW REVIEW COMMITTEE (CBRC) UPDATE**

by Dennis Blair, CBRC Chairperson

In its meeting on 22 February 2024, the MHA Board of Directors voted to accept a package of proposed covenant amendments as submitted by the CBRC in January and revised in February. This is now the final version of the proposals on which the membership will vote. The CBRC congratulates the Board on taking this significant step toward completing the long process of updating our covenants.

The CBRC amassed over 120 hours of work on these proposals. We met 16 times in the past two years. Two of our members participated in three Board-initiated legal consultations to make our recommendations consistent with County, State, and Federal Codes and laws. As Chairperson, I reported CBRC activity at open Board and General meetings almost every time they were held. We spent many hours researching the revised Codes of Washington and other legal documents because our Covenants are out of compliance with current legislation in many ways. Each of us interacted with you, the homeowners, between meetings to get your input. We posted our meeting minutes in the clubhouse, and we also

kept you involved by summarizing our meeting outcomes in the Monterra newsletter. Finally, we formulated our proposals with the intention of doing the greatest good for the greatest number of residents because we wanted to present you with Amendments that are flexible enough to survive future changes in the law and adaptable enough to accommodate the ever-changing social and economic landscape.

The job of the CBRC is not finished. We must continue to collaborate with the Board to determine the best ways of helping you, the homeowners, understand the reasoning behind our proposed Covenant amendments, and we must develop the voting procedures and the ballots. Even then our work will not be done. After the Covenant revisions are approved, the CBRC will turn its attention to providing the Board with updated Bylaw proposals to make them consistent with the new Covenants.

All this work will be done in the upcoming Board and CBRC meetings, and as always, I urge you to attend each one. Monterra needs our collective wisdom and experience in these matters, and that makes it imperative that we be informed.

### **Wanted: Working Vacuum Cleaner for the Clubhouse**

If you have a working vacuum that you would like to donate to the HOA, please

see Sherry Stout, our clubhouse manager.

## Scammer Calls Alert

### Scammer Calls Using Clallam County Sheriff's Office Phone Number

From: Lorraine Shore, Undersheriff

I've answered three calls from citizens who received calls from a scammer that is spoofing the Sheriff's Phone Number and it shows on their caller ID as the Clallam County Sheriff's Office. The scammer tells them they have a federal warrant and is using various law enforcement names to try to convince the citizen they are legit. This scam circulates every year and unfortunately, some citizens fall for this and are sending him money. He is telling the citizen they missed Federal jury duty and need to pay \$3,000.00 or go to jail.

Lorraine Shore, Undersheriff  
Clallam County Sheriff's Office  
223 E. 4<sup>th</sup> Street  
Port Angeles, WA 98362  
Desk 360-417-2570  
Cell 360-912-4301

## Game Day

Come join us for 2nd Game Day this year! It will be loads of fun! Come learn a new game or share a game you know. Just come on out and have a blast! April 9th from 2 pm-4 pm...mark your calendars.

## Spring Graze & Gather

**Where:** Monterra Clubhouse  
**When:** Saturday, April 13, 2024  
3:00 PM - 5:00 PM

*Join Holley Circle for All-You-Can-Eat Charcuterie Board and other tasty bites includes Coffee, Tea and Sparkly Soda or BYOB*

Open to all Monterra Residents and their guests. \$9 Donation All-You-Can-Eat The donation goes towards the Holley Circle Tree Maintenance Fund. Our HOA dues do not cover any trees on Holley Circle Open Spaces.

## Spring Has Sprung Potluck

**Where:** Monterra Clubhouse  
**When:** Tuesday, April 16, 2024  
5:30 PM - 7:30 PM

Taxes are done and Spring has sprung! Let's celebrate! Spring is a time for new beginnings. So, let's embrace that. Come join us for a fun-filled evening of great food and friendship. The potluck will be on Tuesday, April 16 from 5:30 - 7:30 PM

## Rock Painting

We will have an afternoon at the clubhouse for "rock painting". Come join us to paint some rocks. We will have some rocks available for painting or bring your

own rocks to paint. This will happen on Friday, April 19<sup>th</sup> at 2 PM

## Sequim Library Closure

The Sequim Library building and book drops close Sunday, March 10, for moving and construction. Enjoy extended due dates and browse the Bookmobile to find your next great read, DVD, or other materials, until the temporary location opens on April 1.

For further information, see the North Olympic Library System website at [www.nols.org](http://www.nols.org)

On Monday, April 1, the Sequim Library will resume all services from its Temporary Location at 609 W. Washington, near the former JC Penney. Browse the full collection, use computers and print, attend programs, and use the walk-up book drops.

## Local Shred Event

Le May Mobile Shredding will be having a Shred Event on Saturday, April 13<sup>th</sup> from 10 am - 1 pm in the Parking Lot at State Farm, 611 East Front Street, Port Angeles. Suggested donation is \$20, and benefits the local Lutheran Community Services.

## IRS Tax Filing Reminder:

IRS Federal Income Tax Return Filing Deadline is Monday, April 15, 2024.

For more information you can visit:

[IRS.Gov](https://www.irs.gov)

## How can you conserve water this Spring and Summer?

**Indoors** Check faucets & pipes for leaks (including laundry and dishwasher hoses) Check your toilets. Older toilets can use up to 5 gallons of water every flush!

**Outdoors** Avoid overwatering. If runoff occurs, stop watering immediately. Avoid using a hose to clean your sidewalk, patio, or driveway, instead use a leaf blower or a broom.

Courtesy of Cascadia Water Newsletter - 2024, Vol. 1. The Cascadia Water Newsletter is also posted on the Cascadia Water website by visiting the Links - Useful PDFs section of their website: at <https://cascadiawater.com>.

## Pi Day Pie Potluck

Our first Pi Day Potluck was a wonderful success! Thank you to everyone who came out.

In honor of Pi Day, (March 14<sup>th</sup>) everyone had to bring something suitably circular. We had pot pies, apple pies, pizzas...even round cheese!

## Event Reminders

In addition to our special events, we have lots of events and activities that occur regularly:

### 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.

### Bingo!

**PLEASE NOTE:** Bingo is being suspended until the fall. A date when Bingo will resume will be announced at a later date.

### 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 2<sup>nd</sup> Monday and the 4<sup>th</sup> Tuesday of every month from 2-4 pm at the clubhouse. Please note this minor change.

## Thank You!!!

From: Moe Zakarian  
Ivy Lane Representative

I would like to express my appreciation and thank everyone who participated in the removal of the fallen tree debris from the open space behind 171 Ivy Lane. We had homeowners from not only Ivy Lane but from other streets within Monterra to help with the cleanup which to me speaks to how wonderful our neighbors really are. I want to give a special thanks to Larry Morgan who pulled all this together and made it possible and to those individuals who volunteered not only their time and effort but also their vehicles. What a great place to live. Thank you all.

Moe Zakarian  
Ivy Lane Representative

## DISPUTE RESOLUTION PROCEDURE

Monterra has a complaint procedure when homeowners are not able to resolve differences between HOA members/neighbors or other Monterra HOA-related issues. The first recourse of action is to contact your Division Representative with your concern and acquire next steps. In addition, members are encouraged to visit the [Monterrahoa.com](http://Monterrahoa.com) website for the step

by step complaint procedure form which will lead you back to your Division Representative to equitably support the process.

**NOTE:**

PLEASE SEE THE NEXT PAGE FOR IMPORTANT INFORMATION REGARDING THE CASCADIA WATER RATE INCREASE ANNOUNCEMENT AND HOW YOU CAN PARTICIPATE IN THE MEETING:



**IMPORTANT NOTICE**  
**ABOUT POSSIBLE WATER**  
**RATES INCREASE**

Cascadia Water, the company that provides water to Monterra, has filed a request with the Washington Utilities and Transportation Commission (WUTC) to increase the water rates they are charging us for the water supplied to our home, starting June 1, 2024. **The proposed rate increase would be a 94% increase over our current rates (almost double).**

There will be an open meeting of the WUTC on Thursday, May 23 at 9:30 am in Olympia. You may attend the meeting in person or remotely. If you want to participate remotely, call 360-664-1234 at least a day before the meeting to get sign-in instructions.

You may also submit comments about the proposed rate increase to the WUTC prior to the date of the open meeting at <http://www.utc.wa.gov/consumers/submit-comment>, via email at [comments@uts.wa.gov](mailto:comments@uts.wa.gov), via phone at 1-888-333-9882, or via mail at WUTC, P.O. Box 47250, Olympia, WA 98504-7250

Be sure to include the company name (Cascadia Water) and the docket number (240151) in your correspondence.

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NOTE: 4/25-last day for May newsletter submissions