



Homeowners Association

Monterra Newsletter

June 2024

Notes From Your Board

PLEASE NOTE: Beginning this month along with your newsletter and event calendar, also included as attachments will be copies of the approved minutes (please note that these are from the previous month's Board meeting) and current financial documents for your information.

Save the Date:

CBRC Meeting:

Saturday, June 1, 2024 at 2 PM
Monterra Clubhouse

Please see the article submitted by Chairperson Dennis Blair that is contained in this newsletter for further information. This open meeting will be held to continue to develop explanations for the voter guide and ballot for voting on the Covenants. Please attend.

HOA Membership Meetings.

Thursday, June 6, 2024 at 2 PM
Monterra Clubhouse

Mark your calendars for the next Members Meeting on Thursday, June 6th

at 2 PM. Take a look at the line-up and agenda:

Butch Zacharias from the Clallam County Fire District 3 will speak about this year's wildfire predictions and safety precautions.

Vic Ferry with Commercial Interiors and a long-time flooring expert to discuss Clubhouse Flooring options.

Activities Committee Review

Other Volunteer Updates

The agenda for this meeting is:

- Call to Order
- Pledge of Allegiance
- Announcements
- Presentation-Wildfire Safety- Butch Zacharias, Clallam County Fire District 3
- Introduction of Board
- Recent Accomplishments
 - Circle Signs-Dorrit Jensen
 - Major Cleanup of Underbrush and Limbs in Greenbelt areas
 - Removal of Fallen Trees in open areas of Ivy Lane and Holley Circle

- Weed & Feed distribution in Greenbelts-Dorrit Jensen
- Upcoming Projects
 - Benches-Doug & Pattie Markham
 - Activities-Susan Zarit
 - Emergency Preparedness-Dennis Blair
 - CBRC Update on Covenants-Dennis Blair
 - Clubhouse Flooring-Vic Ferry
 - General Question and Answer Session
 - Adjourn Meeting

And finally, the Monterra Activities Committee is hosting an Ice Cream Social immediately following the meeting.

Next Board Meeting:

**Thursday, June 13, 2024 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.

July 4th Picnic

Monterra residents and guests are invited to the 4th of July picnic sponsored by the MHA. See the flyer attached to this newsletter for details and how to respond. Note that, as in the past, there is a \$5 charge for each guest, since the HOA pays for much of the food.

BUT—the picnic takes a lot of work and planning, and so we need to have people sign up to help with setup (set up tables and chairs), putting out and serving food, and cleanup or the picnic won't happen. The signup sheet for volunteers is on the counter in the clubhouse.

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.

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

LATEST UPDATE FROM THE COVENANT & BYLAW REVIEW COMMITTEE (CBRC)

by Dennis Blair, CBRC Chairperson

The CBRC met on 4 May 2024 in an open session at the MHA clubhouse. A quorum was achieved, and the meeting was called to order at 2:00 PM.

The committee began preparing a voters' guide and a secret ballot to be distributed to all MHA property owners in advance of the eventual vote to approve revisions to the current 2018 MHA covenants. The CBRC decided upon language to include in the guide and on the ballot for all proposed amendments in Covenant Articles I and II but agreed to revisit the wording for three of those items.

There was also good agreement on the tone of the two documents. For instance, they should be brief but informative and written in language that is understood by the homeowners.

After its deliberations, Dennis opened the floor for audience reactions as he always does. He welcomed all feedback related to the agenda, but he asked for specific input on some key questions. For

example, should the ballot be organized by grouping together any proposals that relate to the same issue, like everything written about the MHA over-55 status? The CBRC was encouraged to do just that. Also, Dennis asked whether the ballot should contain an option to approve all items with just one vote and another option to disapprove everything with just one vote. Dennis was very clear that the ballot will allow homeowners to vote "yes" or "no" on each proposal individually, regardless of whether the "approve/disapprove all" options appear on the ballot. The audience leaned away from including the "disapprove all" option.

The next CBRC meeting will convene on **Saturday 1 June, 2024 at 2:00 PM** in the clubhouse. The committee will continue formulating the voters' guide and secret ballot by discussing the amendment proposals in Covenant Articles III through VII. The committee will not discuss any changes to the set of proposed revisions that the MHA Board of Directors approved on 22 February 2024. This will be another open meeting, so please attend.

Fawning Season Is Here

As a reminder, it is that time of the year when mother deer are having their fawns. We have had dogs killed by mother deer that felt their fawns were in danger. In the past, a dog was attacked in his

fenced backyard. The deer jumped the fence. Some reminders:

- Stay with your dog
- Be aware of where you walk your dog; and
- Avoid areas where a fawn might be hidden.

A mama deer will come after your dog and you if she perceives that you are too close to her fawn. She will chase after you!

Community Bulletin Board

Just a reminder that the Clubhouse Community Bulletin Board has lots of helpful and fun local events and information. Take a look anytime.

IMPORTANT REMINDER:
NOTICE ABOUT POSSIBLE
WATER RATES INCREASE

NEW DATE FOR THE HEARING **JUNE 27, 2024**

As of late Friday afternoon, May 24, 2024, the hearing date was officially changed by the UTC

As we all are aware, Cascadia Water 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 soon. **The proposed rate increase would be a 94% increase over our current rates (almost double).**

As a reminder, you may submit comments about the proposed rate increase to the WUTC before the date of the open meeting at

<http://www.utc.wa.gov/consumers/submit-comment>, via email at

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 UTC Rate Case # UW-240151 in your correspondence.

You are also urged to copy your correspondence to:

VIA EMAIL: MELISSA CASTANEDA-KERSON, Public Involvement Coordinator
melissa.castaneda-kerson@utc.wa.gov
360-664-1142

VIA MAIL: Utilities and Transportation Commission
P O BOX 47250
Olympia, WA 98504-7250

General phone#: 360-664-1113
FAX#: 360-586-1150

Request that the communications BE
MAINTAINED AND INCLUDED IN THE
PERMANENT DOCKET/FILE

**DOH, Office of Drinking Water:
Southwestern Region
(Clallam and Jefferson Counties)**

Regional Manager:

Andy Anderson
Andy.Anderson@DOH.WA.GOV

Clallam County:

Mark Ozias - District 1
Mark.Ozias@clallamcountywa.gov

State:

Senator Kevin Van De Wege: -
Kevin.vandewege@legal.wa.gov

Representative: Mike Chapman
mike.chapman@leg.wa.gov

If any people are not on the list of receiving email updates from Vicki Colburn, please email her at vickinapa@sbcglobal.net. At the time Vicki visited Monterra, there were a few people who listed their email addresses that she was unable to read ...If there was someone at that meeting who is not receiving updates, please email Vicki with your email address.

Before the hearing Vicki intends to send a cover letter to the UTC with the number of interested people to show their support in opposition to the rate case - the more interested persons she can include, the better it will be.

There is another virtual call in UTC meeting on 6-12 from 4 to 6. Commission staff will again hold a virtual informal customer outreach meeting to answer

questions regarding the general rate case filed by Cascadia. Commission staff will make themselves available to answer questions regarding the filing process. If you would like to participate in the hearing with questions, please contact the WUTC Commission at 1-888-333-WUTC (9882) or comments@utc.wa.gov to be placed on the sign-in sheet to ask questions. Or, you can call in, put in the Meeting ID number and passcode noted below to be connected to the group.

Phone No: (253) 215-8782

Meeting ID: 852 0859 6065

Passcode: 087167

Please continue to submit your comments. They do matter!

Monterra HOA Communications

Would you like to receive emailed HOA Communications or Division News via Email?

When you sign up for official Emailed HOA Communications it includes the Monterra Newsletter, Activity and Event Calendar, Financials, and Board Meeting Minutes.

If you feel you have already signed up but haven't received any past email communications or would like to; contact the Communications Director directly with your email address or any changes that need to be made.

Sherry Stout is our Communication

Director and has access to update and send communications directly to you and can be reached at

Communications@monterrahoa.com

Benches for Sea Bluff/Monterra Greenbelt Areas

Doug and Pattie Markham have volunteered to build two benches that will be placed in Green Belt areas around the bluff area for the use of members and guests (when accompanied by a member) to relax and enjoy views of the beautiful Strait of Juan de Fuca.

June Events For Our Members

Ping Pong:

Where: Monterra Clubhouse
When: Friday, June 7, 2024
11:00 AM - 1:00 PM

June 7th will be the day to have some fun playing ping pong. Show off your skills or just learn the fun of playing ping pong. Be sure to mark your calendar.

Game Day:

Where: Monterra Clubhouse
When: Tuesday, June 11, 2024,
2:00 PM to 4:00 PM

We will have 4 games set up (to be announced), like last time. Come have fun and learn a new game! Want to teach a game? Email me at (zaritglassworks@gmail.com) and I'll put you on the schedule!

Rock Painting

Where: Monterra Clubhouse
When: Wednesday, June 19, 2024
2:00 PM - 4:00 PM

We will have another great time painting rocks. Bring your own rocks or we will have rocks, paints and other items available to put onto rocks. We had a great time last time we did this! Come and join in the fun on Wednesday, June 19th beginning at 2 PM

Stuff It Potluck

Where: Monterra Clubhouse
When: Friday, June 21, 2024
5:30 PM - 7:30 PM

Bring whatever you like...it just has to be stuffed. For example (but not limited to) stuffed mushrooms, stuffed salmon, stuffed peppers, etc. The possibilities are endless so be creative!

Sip 'n 'Paint With Myrna

Where: Monterra Clubhouse
When: Tuesday, June 25, 2024
11:00 AM

Space is limited to 12, so RSVP soon to zaritglassworks@gmail.com. There will be a \$20 fee to cover the cost of supplies.

Cinco de Mayo Potluck

Our Cino de Mayo Potluck was a BLAST!!! There was music, fun, amazing food and CELEBRATION!! There was even a raffle

prize! You don't want to miss out on all of the fun. Be sure to join us in June for the next AMAZING Potluck.

Outings Are Back!

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On Friday, June 14, 2024, there will be an outing to Whitney Gardens in Brinnon. We will meet at the Clubhouse at 11:00 am. Carpooling is encouraged. Please email me (zaritglassworks@gmail.com) to let our Activities Director, Susan Zarit, know if you plan on attending.

Ongoing Event Reminders

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

Chair Yoga

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 Friday (note the new day) beginning at 10 am (please note the new start time) at the clubhouse. The exercises are geared toward seniors and are 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 time.

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.

Thank You

Recently we asked if anyone had an extra vacuum, they would be willing to donate, as the one in the clubhouse was not working anymore. Ask and you shall receive. Craig Chatterton of Cypress Circle donated an almost new vacuum he had, which should last us many years, and save us the expense of buying one. Thank you, Craig, for your generosity.

Connie Jo Smith, newsletter editor
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E-mail: newsletter@monterrahoa.com

NOTE: 6/24-last day for July newsletter submissions



Join Us for Our July 4th Picnic

**July 4th, starting at 12 pm
Start eating at 1 pm
At the Monterra Clubhouse**

What: The HOA will be providing chicken, potato salad, coleslaw, beans, and non-alcoholic beverages for those who sign up by the **deadline on June 17th. Please bring an appetizer, side dish or dessert to share.**

Who: Monterra HOA Homeowners, residents, and guests (people who do not reside in Monterra full-time). Because the HOA is paying for the food there is \$5 charge per guest.

How: RSVP by June 17th with your name and the number of people who will be attending by either (1) putting this information on the sign-up sheet on the counter in the clubhouse or (2) putting this information in an email to communications@monterrahoa.com

**WE NEED TO HAVE YOUR RESPONSE
BY JUNE 17TH IN ORDER TO KNOW
HOW MUCH FOOD TO PURCHASE.**

If you plan to sit outside, bring your own outdoor chairs, please