



Homeowners Association

Monterra Newsletter

September 2024

Notes From Your Board

Save the Date:

HOA Membership Meetings.

**Thursday, September 5, 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.

The meeting agenda is as follows:

- Call to Order
- Pledge of Allegiance
- Announcements
- Introduction of Board
- Recent Accomplishments and Updates
 - New Circle Signs -Dorrit Jensen, Gary Ruen, Shawn Shepherd
 - Covenants, Bylaws and Articles of Incorporation Added to HOA Website by Shawn Shepherd
 - Covenant Update - Tyler Conkle
 - Activities - Susan Zarit
 - Maintenance/Grounds, RV Lot - Steve Cassaboom - Trees removed for Fire Hazard Continued Cleanup of Underbrush Around the Clubhouse

- Upcoming Events/Projects
 - Bluff Signage - Dorrit Jensen
 - November Circle/Division Meetings and Elections
 - Clubhouse Flooring
- Notifications
 - 2025 Budget to be Presented to Homeowners for Ratification During the December 5th Member Meeting
 - General Question and Answer
 - Adjourn Meeting

Save the Date:

Next Board Meeting:

**Thursday, September 12, 2024 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.

Please note that the Covenants, Bylaws, and Articles of Incorporation have now been added to, and can be found on, the Monterra website at

www.monterrahoa.com.

Save The Date

Cypress Circle Elections for Our Division (Circle) Representatives

Please plan to attend and mark your calendar.

**Interim Cypress Representative &
Alternate Vote Meeting
Monterra Clubhouse
September 17, 2024
2:00 PM**

As you are most likely aware, Dawn Wolff resigned as the Cypress Representative and Connie Jo Smith resigned as Cypress Alternate.

Lori Ferry (Holley Circle Representative and Vice President) has been directed by the HOA President to facilitate a meeting for nominations and votes for an Interim Cypress Division Representative and Alternate for the remainder of the year.

An eblast was sent to all Cypress Circle Members.

If you have any questions or need assistance, please contact Lori Ferry at lferry11@gmail.com.

Volunteer Positions for 2025

If there are positions you are interested in serving for 2025, now is a nice time to start thinking about those. Perhaps you

are new to Monterra or a long-standing homeowner, perhaps you have never served or a longtime volunteer, we want you to consider the many tasks and positions that are available. Your involvement goes a long way in creating and sustaining our beautiful community. Contact your Division Representative or any Board member to learn more.

Save The Date

Clubhouse Flooring Voting Deadline is 8 PM on September 24, 2024. The ballot was forwarded to everyone via eblast on August 24, 2024 with instructions on how to return your ballot. For those who do not receive electronic communications, the ballot was placed in the mail. Also, there are copies available in the Clubhouse on the counter.

Elections for Our 2025 Division (Circle) Representatives in November!

Division meetings will be held in November. You will find those dates in an upcoming newsletter, and you should also receive an eblast reminder closer to the meeting. Please attend. These meetings are so important because this is where you will choose the people who will speak for you in 2025. These people will decide how your money is spent, be able to make policy (in the form of Bylaws), and levy fines for any reported violations of our Covenants and Bylaws, among other

things. They form our Monterra government. If you are interested in running for one of these vital volunteer positions, please talk to your current representative or alternate about what the job entails.

Another important item that will be coming up soon is -

Ratification of the Monterra HOA 2025 budget.

The Board and Treasurer will develop and approve a budget for the HOA for 2025, and send it out to the membership for ratification prior to next year. The budget will determine our operating expenses, and therefore the dues and any special assessments needed.

Stay tuned for more information on both these important topics in upcoming newsletters.

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	Currently Vacant, rep.
	Currently Vacant, 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.

Yard Waste Disposal

From Lazy J's Website:

UPDATE from Lazy J Tree Farm
Yard waste drop-off is CLOSED
until further notice. We are
taking apart the tub grinder
engine and it may be mid-
August until repairs are
complete.

GOOD NEWS, you can still get
compost and mulch.

ASLO we can still accept dirt,
sod and lawn clipping as we
don't need to grind them. Just
follow the signs, turn right at
the pay station down past the
orchard.

Family owned and operated
since 1960 we serve the North
Olympic Peninsula

Alternatives in the Meantime:

Regional Transfer Station at 3501 W 18th St in Port Angeles
Most yard waste can be taken to the

compost facility at the Regional Transfer Station on 18th Street in Port Angeles during regular business hours, Mon - Sat 9:00 to 5:00.

Cascade Bark at 11 Washington Harbor Road in Sequim

They are open 8 to 5 Monday through Friday and 8 to 4 on Saturday..

Wood Available - Wood Rounds

There are still two piles of cut up trees behind 132 and 152 Cypress Circle, accessible via the path between the two homes.

Volunteer Corner

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

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.
- Please enjoy looking at the beautiful painted rocks in the front of the Clubhouse, but please do not remove them. Thank you

Clean Energy Credits for Washington Families

The Washington State Department of Commerce is partnering with local utilities to distribute funds to help low- and moderate-income households pay their electricity bills.

The Clean Energy Credits for Washington Families Program will offer bill credits of \$200 per household to eligible residential customers **by September 15, 2024**. Applying takes only 30 seconds. No income verification documentation needs to be provided. Just have your PUD account number (you can find it on your bill), and your 2023 income. The income limit for a single person household is an annual income of up to \$51,000.

This is a legitimate program and some Monterra homeowners have already benefitted from it.

Visit their website at wacleanenergycredits.com to learn more and apply.

Free Home Repair Option

Contributed by Lily Todd

This is a great program for people with homes needing repairs or modifications. Maybe some of our residents can use this help.

Habitat for Humanity of Clallam County helps people with home repairs or improvements free if necessary. The programs include aging in place and home preservation including roofs. Applicants must have a need for the program and the ability to pay back the cost of materials and subcontractors or qualify for a grant. To qualify, the homeowner must be current on property taxes and homeowner's insurance. More information can be found at www.HabitatClallam.org

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

September Events For Our Members

PLEASE NOTE: Potlucks will now be held on the 3rd Thursday of the month, except for holidays.

September Potluck

Where: Monterra Clubhouse
When: Thursday, Sept. 19, 2024
5:30 PM - 7:30 PM

Steve and Susie's Sushi Soirée will be Thursday, Sept 19th from 5:30 -7:30. We will teach you the fine art of sushi making. Bring a suitably Asian side dish or something completely different. There will be no raw fish consumed. Come over, learn something new, and enjoy the company of friends.

Games and Nosh

Where: Monterra Clubhouse
When: Wednesday, Sept. 25, 2024
2:00 PM - 4:00 PM

Every 4th Wednesday of the month, we will have a game day and light refreshments. Come learn a new game or play one you already know. Everyone is welcome.

Rock Painting

Where: Monterra Clubhouse
When: Thursday, Sept. 26, 2024
2:00 PM

NOTE: This will happen every 4th Thursday of the month.

Outings Are Back!

Susan Zarit, our Activities Director, would really like some feedback on what outings interest you and what days of the week are preferred. Susan would like to host outings, but she needs to know what works best for the community as a whole. Please email her at zaritglassworks@gmail.com with your comments and suggestions.

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.

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.

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NOTE: 9/21-last day for October
newsletter submissions