



Homeowners Association

Monterra Newsletter

February 2026

Notes From Your Board

Hello Monterra Community

Your 2026 HOA Board Circle Representatives are:

Diane Gemmer, Heather Circle

Angela Perryman, Cypress Circle

Shawn Shepherd, Holley Circle

Stuart Kiehl, Ivy Lane

Dennis Blair, Monterra Drive/Sea Bluff Lane/Gunn Road

Upcoming HOA Meetings:

Architecture Committee: February 12, 2026
beginning at 1:30 PM

February Board Meeting: February 12, 2026
beginning at 2:00 PM

Architecture Committee: February 26, 2026
beginning at 1:30 PM

HOA Member Meeting: March 5, 2026
beginning at 1:00 PM

A New Year with New Energy

Our first Board meeting of the year was informative, polite and moved at a brisk pace. Washington State has made some changes to the state statutes that govern Board meetings, one of which is to put a required homeowner comment period at the beginning of each Board meeting. The benefit of the comments at the start of the meeting is that the Board will have heard homeowner comments on agenda-related items which they

Page 1

may consider before discussing and voting. Also, homeowners can state their issue and then leave if they choose.

Washington also has new laws, which are still being interpreted, governing informing homeowners of the agenda, and we have been informed by the legal folks to do a "reasonable" job getting the agenda out, a process we are working on. Whatever is posted on the Clubhouse bulletin board is the official agenda, however that could be changed or edited depending on various situations.

We want to share and welcome participation. We also encourage all to first take up any questions or issues with your Division Representative. This should be the start, and it seems this has been missing recently. The Representatives are there for you. Begin with them please. If they do not know the answer to your question, they will work on getting you an answer.

In this regard, we caution you to do your research before believing comments made by individuals or printed information from other sources. For example, the *Neighbor to Neighbor* flyer in their most recent issue, stated that secrecy votes are required. That is wrong and not true. Washington requires this to start in 2028, not now.

Many received emails from Dorrit Jensen while she was a Board member, with false

Monterra Newsletter

facts about the budget and the amount of the dues increase, confusing folks who thought it was official. The reason this is being brought up is that false information and personal opinions bandied about by a Board member resulted in negative feelings and mistrust on the part of many homeowners.

Because of the many questions of procedure, parliamentary process, rules, laws, and general negativity, which resulted in homeowners not wanting to volunteer or even attend meetings, the Board voted to bring in a Parliamentarian and Mediator to sit in on our meetings and advise when necessary or requested. Eric Peters, of CSD Law Firm, attended our January Board meeting and was very helpful as a guide. His assistance, and the courtesy of the homeowners, provided a very welcome beginning to the new year, with our first meeting being a positive and fruitful endeavor. We encourage you to come to meetings to see for yourself, and consider volunteering,

Please remember we are all volunteers, we spend a lot of time and energy for the community, so the Board especially appreciated the politeness and respect displayed by the community. We live in a special place and are proud to serve.

Clallam Ready

In a disaster your neighbors are your most immediate source of help. They are your "first responders." Traditional 911 responders are quickly overwhelmed by demand and/or accessibility.

That is why it is important to plan ahead with your community neighbors. Coordinate ahead with your neighbors to help each other prepare. Think about a 30-day supply of food and water for each family member and for each pet. Identify neighbors with special needs, including mobility and medicinal needs. Designate a safe "gathering place" if needed.

Plan a communications system to stay in touch. Neighborhoods that are prepared save lives and reduce severity of injuries and trauma. If you need help organizing a Clallam Ready neighborhood, contact Dolores Wolfe, 360-670-0439, or clallamready.sequim@gmail.com.

Judi Norton, Member of Monterra CERT squad

What's Cookin'

Judi Norton has unearthed a treasure: a Monterra cookbook published 30 years ago. It includes at least one recipe from a resident who still lives here, and many from former residents some of us remember. We're going to print one here occasionally, starting with a breakfast item because your editors love breakfast. Please feel free to submit no more than one favorite recipe to newsletter@monterrahoa.com for possible inclusion.

CHEESE STRATA CASSEROLE

Bread	3 c milk
1 lb cheddar cheese	1 tsp dry mustard
2 lb sausage	salt and pepper
6 eggs, slightly beaten	

Butter a 9 x 13 inch casserole. Line bottom with strips of bread with crusts cut off. Grate cheddar cheese. Crumble and fry sausage. Layer sausage and cheese on top of bread. Combine eggs, milk, dry mustard, salt, and pepper. Pour over cheese and sausage. Cover and store in refrigerator 24 to 48 hours. Bake, covered, one hour at 350. Uncover until set.

Marion Murphy

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.

Weather Alerts

With high winds for Western Washington and snow in the mountains becoming more regular, it is a good time to stock up on supplies, prepare your emergency kits for your cars; unhook your outside hoses and get ready for potential power outages at your homes (which we have already experienced), especially if you live in Western Washington. Find your local forecast at weather.gov and download emergency kit information at mil.wa.gov/kits. If there is a high wind weather alert, make sure you remember to stack your outdoor furniture and store it and also don't take out your trash and recycle bins until the next morning.

Ongoing Event Reminders

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

Exercise Group

Mondays and Fridays at 10:00 am

Mexican Train Dominoes

Mondays at 1:00 pm

Book Club

3rd Thursday at 10:00 am

Potluck

3rd Thursday at 5:30 pm

Game Night

3rd Saturday at 6:00 pm

(Note: The game(s) will be chosen by those who attend.)

Crafting

4th Thursday at 200 PM

Sherry Wright and Connie Jo Smith

Newsletter Editors

E-mail: newsletter@monterrahoa.com

NOTE: 2/20-last day for March 2026 newsletter submissions