



Homeowners Association

Monterra Newsletter

March 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:

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

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

Another month, another successful meeting. And on multiple occasions folks have expressed their thanks and appreciation for the work the Board is doing, so a shout out to all who are making our community a better place!

With the assistance and meeting attendance of a parliamentarian, actions and behaviors formerly engaged in by some have now been clarified and corrected to what is acceptable and legal.

Because of the very complicated new Washington laws regulating homeowners' associations, some of our Monterra Bylaws

have to be updated. Bylaws are basically our internal operating rules defining the governing structure, procedure for meetings, elections, and officer responsibilities. Every HOA needs legal advice, and because of the new 2026 laws in Washington, the firms specializing in HOA issues have been inundated with new representation requests. We are fortunate to have retained CSD Attorneys to be available for legal advice, by a per use billing structure without a retainer. So Monterra now has in our corner for assistance a law firm with HOA expertise and a local parliamentarian.

Your Board is doing its best to understand and implement these new laws, and the Bylaws work is one part of our compliance with new state laws.

Proposed Updates to Our Bylaws

A Homeowners Association's (HOA) Bylaws are the internal operating rules that govern how an HOA functions. They establish the framework for the HOA's management structure, decision-making processes, elections, and member responsibilities.

By now you have all received a copy of the proposed amendments to the Monterra HOA Bylaws, Rules & Regulations, with a two-page explanation for the various changes.

These proposed changes are being made:

- To align the HOA Bylaws with changes made to various state laws.
- Based on recommendations made by Condominium Law Group when they reviewed our Bylaws several years ago to put us in compliance with various state and federal laws.
- To update the Bylaws with changes made by previous votes of the Board
- To clarify language and address questions that have arisen.
- To correct typographical and reference errors.

Please come to the March 5 Member meeting at 1 pm at the Clubhouse if you have any questions, comments or suggestions.

The Board of Directors will vote on which of these changes, if any, to make, at the March 12 Board meeting.

Additional changes to our Bylaws will likely be considered in the future as further guidance about new statutory requirements becomes available, recommendations are provided by the law firm, or as other revisions are needed.

Welcome Our New Sunshine Person

Diane Gemmer, who represents Heather Circle on our Board, is our newly appointed Sunshine Person. She would like everyone to know that she is here to cheer you up. Please let Diane know if anyone is sick, in the hospital, has broken bones, a death in the family, or just needs to be cheered up. You may contact her at dianegemmer@gmail.com or 206-372-0150.

Emergency Water Storage: Preparing for the Unexpected

In an emergency, access to clean water can be a matter of life and death. Whether it's due to a natural disaster, infrastructure failure, or any other crisis, having a reliable supply of water is essential for survival. This article provides practical advice on how to effectively store water for emergencies, ensuring that you and your loved ones are prepared.

Why Storage is Important

Water is vital for drinking, cooking, hygiene, and sanitation. The Federal Emergency Management Agency (FEMA) recommends that each person should have at least one gallon of water per day for drinking and sanitation. Consider more if you have pets and the practicality of receiving emergency relief to our area which may take up to 30 days. This could mean storing up to 30-120 gallons, dependent on your needs and size of your household.

Choosing the Right Containers

When storing water, it's crucial to use food-grade containers. Here are some common options:

1. Plastic Bottles: Reusable plastic water bottles are convenient and portable. Ensure they are made from non-toxic materials with a screw-cap lid.

2. **Water Barrels:** Large plastic barrels (usually 55 gallons) are excellent for longer-term storage. They should be food-grade, and it's recommended to keep them in a cool, dark place.

3. **Water Pouches:** These lightweight, flexible containers are a space-saving option for emergencies.

How to Store Water

1. **Clean Your Containers:** Thoroughly clean and sanitize containers before filling them with water. Use a solution of one teaspoon of unscented liquid chlorine bleach to one quart of water to sanitize, then rinse well.

2. **Fill with Safe Water:** Use tap water that is clear and free from impurities. If you are unsure about the water quality, consider treating it with bleach—add 1/8 teaspoon (or 8 drops) of unscented liquid chlorine bleach per gallon of water.

3. **Seal Properly:** Ensure containers are tightly sealed to prevent contamination.

4. **Label Containers:** Indicate the date of filling on all containers. It's recommended to replace stored water every six months.

5. **Commercially purchased water** does not need to be treated. Keep it in its original, sealed container. There is no need to rotate water in these containers unless there is a stamped expiration date.

Storage Location

Store your water in a cool, dark place away from direct sunlight and chemicals. Areas such

as basements or under beds can be good options. Avoid storing water in areas that may experience extreme temperatures, such as attics or garages. Do not store plastic water containers directly on concrete because cement can degrade plastic.

Additional Considerations

- **Water Filters:** Consider having a water filtration system to purify any water you may need to use from external sources during an emergency.

- **Rotation:** Regularly check your water supply and rotate it to ensure it remains fresh and safe for consumption.

- **Emergency Kits:** Integrate your water storage plans with your emergency preparedness kits. Having a kit ready to go can save valuable time during a crisis.

Conclusion

Emergency water storage is an essential aspect of preparedness that can help save lives during a crisis. By following these guidelines, you can ensure that you have a sufficient supply of clean water ready when you need it most. Don't wait for an emergency to assess your water needs—start storing today!

Submitted by Deborah LaPlante

What's Cookin

Here's another gem from Monterra's 1996 cookbook.

LEMON BARS

1 angel food one-step cake mix
1 large can lemon pie filling

Mix these two ingredients together and spread into an 11 x 15 pan. Bake at 350 degrees for 18-20 minutes. Cool on rack. Spread with Cream Cheese Frosting:

Cream Cheese Frosting:

1 large pkg. cream cheese
1 box or 1 lb powdered sugar
Milk for spreading consistency (just a few drops at a time).
Sprinkle with coconut.

Deanna Doty

Daylight Savings Time

Once again, we will be springing forward one hour starting at 2 AM, on Sunday, March 8, as Daylight Savings Time begins. Remember to set your clocks forward one hour.

Empower Yourself Workshops

Volunteer Hospice of Clallam County will be holding a series of free workshops in March for people living alone or expecting to live alone soon. These workshops will be held on Tuesdays March 10 through March 31 from 2 pm to-4 pm at the Volunteer Hospice offices at 829 E. 8th St, Port Angeles. You can attend all four workshops, or individual ones of interest to you:

March 10 – Home and Auto Maintenance
March 17 – Shopping and Cooking for One
March 24 – Household Finances
March 31 – Taking Care of Yourself

If you want more information or are interested in attending any of these free workshops, to register call 360-452-1511 or email office@vhocc.org.

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: 3/24-last day for April 2026
newsletter submissions