



Homeowners Association

# Monterra Newsletter

April 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 Meeting:

#### **April Board Meeting:**

April 9, 2026 beginning at 2:00 PM

Happy Spring to all Monterra. Our 50-year-old community is situated in a safe, comfortable, convenient location with fresh air, trees, little traffic and a value desired by many, but unattainable for most—peace and quiet.

We encourage everyone to attend Board and Member meetings to get the facts, ask any questions, and politely make any comments, complaints or suggestions, or call or write your Circle (Division) Representative.

Many have expressed appreciation for the guidance, knowledge, and professionalism of Parliamentarian and Mediator Eric Peters. As the representative of our CSD law firm, he has attended a few of our meetings and clarified some false beliefs and helped us understand

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how to manage meetings and behaviors and align with the new changes in state laws. With 30 years of experience at three different law firms, Eric is able to help and guide the Monterra Homeowners Association (MHA), while, in Eric's words, "saving us expensive legal fees by having already consulted with CSD Law Group." In addition, Eric conducted a parliamentary procedures training for the Board and interested homeowners following the February Board meeting.

The MHA had been operating under Bylaws that hadn't been updated in three years. The need to revise them became critical, due to some significant changes in state laws that went into effect on January 1, 2026, and the Board successfully accomplished the revisions in its March 12 meeting. Keeping our Bylaws current is an ongoing process that will remain a Board priority as it aligns them with State HOA laws, and as it seeks to reflect the needs and desires of our members, in consultation with the Parliamentarian and CSD Law Group.

At our last Board Meeting, the business of the Board was repeatedly interrupted by Dorrit Jensen, who, asked to stop, continued disrupting the meeting. She was calmly reminded that a warning was issued as to her behavior and that if she continued, she would be asked to leave. She continued the disruption, was told by the Parliamentarian she was out of order, but she continued to interrupt and then refused to leave when

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asked. The Parliamentarian called the Sheriff, and a deputy removed her so the meeting could continue.

The Board also voted to impose a \$100 fine on Dorrit Jensen for using the official Monterra email list for her personal purposes. She sent emails to homeowners last fall, using a misleading email address of sblfmontrep@gmail.com, implying that it was a Monterra official email, confusing even Board members. She has also refused to answer when questioned about how she obtained the restricted list. In December 2023, the HOA Board, with Dorrit present, voted that there was to be no personal use of the official email list, with only the Treasurer and Communication Director having access. Both of them have denied giving her the list.

Some asked why the March 2026 vote to fine her was in the open portion of a Board meeting, and not in Executive (closed) session. Earlier this year the Board originally began to discuss this issue in Executive Session, and Board member Shawn Shepherd indicated that Ms. Jensen would want the topic to be discussed in an open Board meeting. Because of the statement that Ms. Jensen did not want the issue kept private, the Parliamentarian indicated that it should be added to the agenda for open session at the next Board meeting.

We have had a number of people ask Board members and neighbors about information they have read in alternative communications. For example, an email was sent out in November of last year telling homeowners, erroneously, that our HOA dues were going to increase by \$360/year. Homeowners were

also told that various state voting statutes were going into effect as of January 1 of this year but those statutes don't apply to us until January 1, 2028. These are only two examples of why we need to exercise caution so as not to accept false statements. Please attend meetings to get facts.

Your elected representatives, and the officers volunteering to continue making Monterra a special community, work tirelessly on your behalf for the safety and best interests of our community.

## Mowing Crew

Tom Villoni is our mowing crew coordinator. As mowing starts up again this spring there is an opportunity for volunteers to help mow the MHA Greenbelt Areas and help keep our community looking great. The HOA has all the equipment needed to do this job and will train you on safe operation. If you are interested, or just want to learn more, text Tom Villoni at 360-601-9746.

## Pets

Just a reminder that in accordance with Section 5.30 of the Monterra Covenants, all pets must be kept under control at all times, and no animal should be off the owner's lot unless on a hand-held leash or in a pet carrier. We have had a number of different people's pets found roaming loose lately, some on multiple occasions. Please do not allow your dogs (or cats) to run loose. This is especially dangerous this time of year, as fawning season is approaching. We have had dogs injured or killed over the years by protective mother deer.

## Defend Your Home from Wildfire

Our snowpack is below normal this year, which could increase the risk of wildfires in our area this summer. Hopefully that won't be a problem, but there are some steps you can take to help to reduce the risk of wildfire spreading and destroying your home.

**Build a Defensible Perimeter** - the goal now, before a fire might happen, is to make our homes and the surrounding area more resistant to catching fire and burning. This means reducing the amount of material that can burn easily in and around our home by clearing away debris and other flammable materials, and using fire-resistant materials for landscaping:

- Limb up trees at least 10 feet up from the ground to reduce the likelihood of fire getting into the tops of trees and spreading. Remove dead trees and branches, which burn quickly and hot.
- Eliminate fire fuels within 30 feet of your buildings. Remove leaves, dead limbs, twigs, needles and rubbish close to your home and under decks and keep your grass mowed. Trim back trees, shrubs and other large vegetation, especially any hanging over your roof. Remove vines from the walls of your buildings. Stack your firewood away from your buildings. Also, wood chip beauty bark can smolder - avoid using it close to your buildings.
- Store gasoline and other flammable materials in approved safety cans, and

store them away from the base of your buildings, if possible.

- Don't allow cardboard boxes, newspapers and rubbish to accumulate in your home, garage, shed or deck areas or close to your buildings.
- If a wildfire threatens, set up a ladder, garden hoses and sprinklers on the roof in advance to be ready in case embers start falling.

**As Smokey the Bear Says - Only You Can Prevent Wildfires** - Did you know that nearly 85% of wildfires in the US are caused by humans? Help keep fires from starting:

- Pay attention to, and follow burning restrictions and regulations issued by Clallam County Fire District 3 ([www.ccfcd3.org](http://www.ccfcd3.org)).
- Keep recreational fires and residential burning, when allowed, to appropriate containers and fire sizes and keep a water source close by. Don't leave such fires unattended. When done, make sure the fires are fully extinguished and drowned.
- Don't park your vehicles in long grass or vegetation - exhaust systems can easily catch fire.
- When using lawn and power tools, especially those that have gasoline engines, make sure they are completely cooled before putting them away, and clean them of any flammable debris.
- When grilling, make sure to keep your grill away from your home, outbuildings or flammable materials, and make sure

the grill is completely cooled before putting away or covering.

For more information, contact the Washington State Department of Natural Resources (DNR) Olympic Region at 360-374-2811

CERT Member Dawn Wolff

## What's Cookin

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

### MEDITERRANEAN SEAFOOD AND RICE SOUP

- 2 Tbsp. olive oil
- 1½ C. coarsely chopped yellow or red bell pepper
- 1 large onion, quartered and thinly sliced
- 1 Tbsp minced garlic
- 3 C. water
- 1 (28 oz.) can crushed tomatoes
- ½ C dry white wine or chicken broth
- ½ tsp. thyme
- ½ tsp. basil
- ½ tsp. salt
- 1/8 tsp. crushed red pepper
- 1 C. white rice
- 8 oz. bay scallops (or sea scallops cut in halves)
- 8 oz. cod fish filet, cut in bite-size pieces

1. Heat oil in 4 to 5 quart pot. Add bell pepper, onion and garlic and cook over medium high heat 8 to 10 minutes, stirring frequently, until lightly browned.
2. Add water, tomatoes, wine, thyme, basil, salt, and red pepper and bring to

a boil. Reduce heat to medium low. Cover and simmer 10 to 15 minutes.

3. Stir in rice. Cover and simmer 15 to 20 minutes or until rice is tender.
4. Add scallops and cod. Cover and simmer at least 2 to 4 minutes or until seafood is no longer translucent in center. Makes 8 cups (4 servings).

*Marje Nicholson*

## What Is a Newsletter

The purpose of a community newsletter is to keep members informed about community news and thus strengthen relationships with the community. Content may include accomplishments of the Board, volunteer opportunities, success stories, tips that could enhance living in Monterra, and upcoming events within the community. Occasionally, events of obvious relevance to the community's residents may be included, as long as they do not publicize a for-profit business.

Newsletters don't offer a forum for opinions or editorials. They report news, never anonymously and always fact-checked so readers know they can trust their newsletter.

Are there gray areas? Of course there are. Recipes are not news, but the fact that a cookbook compiled 30 years ago by Monterra residents which has recently been discovered certainly qualifies. And we've had several thank-yous for the recipes we printed from that book. Those thank-yous, incidentally, all came from men. Glad you're out there cooking, guys.

Some items we have chosen not to run recently include a collection of anonymous items that

cannot be fact-checked, an article about a for-profit bus service, and another that was purely an expression of opinion.

Your volunteer editors are doing their best to keep Monterra's official newsletter attractive, interesting, and factual. Please let us know where you see room for improvement—and, of course, when you see something you like.

Sherry Wright

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Connie Jo Smith

[Newsletter@monterrahoa.com](mailto:Newsletter@monterrahoa.com)

## 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.

## 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**

3<sup>rd</sup> Thursday at 10:00 am

### **Potluck**

3<sup>rd</sup> Thursday at 5:30 pm

### **Game Night**

3<sup>rd</sup> 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](mailto:newsletter@monterrahoa.com)

**NOTE:** 4/24-last day for May 2026 newsletter submissions