



Homeowners Association

# Monterra Newsletter

May 2026

## Notes From Your Board

### Upcoming HOA Meeting:

#### **May Board Meeting:**

May 14, 2026 beginning at 2:00 PM

After a mild winter, still needing more rain, Spring is here in Monterra, where we have some of the freshest air in the country, with no car exhausts, roads, factories, or pavements polluting the air filtered by the Pacific. *The Washington Post* reported last week that 150 million people in our country breathe polluted air. Not us! To our special environment we welcome new homeowners Vince and Michelle Thayer, avid fishermen, on Cypress; Dominica Protheroe and Sheila Walters, on Ivy, already volunteering (!); and Rob Tolly, a runner and musician, on Monterra Drive. A Big Monterra Welcome!

Our Treasurer, Danny Mauritsen, doing an excellent job, reports, "I think we have a very healthy financial picture overall at this time." This is a very complex job and Danny, volunteering much of his time and effort, is keeping our financial house in order. A salute to you, Danny.

Our Mowing Crew, headed by Tom Villoni these past few years, also doing great work for the community, is especially busy this time of year, and a shout out to the Crew: Shawn Shepherd,

John Skelley, Pete Renner, and David Iezzi. Please let Tom know if you'd like to join them..

We encourage all to volunteer. Review possible positions on the Monterra website or in your binder and contact your Board Rep if you have any questions. And speaking of volunteers, join the Board in welcoming Heather's newly elected alternate rep, Stephanie Edwards.

Nicole Ryan from Ivy has volunteered to coordinate our Fourth of July event, and will need lots of assistance. Contact her at [nics1@yahoo.com](mailto:nics1@yahoo.com) to let her know you will help. Maybe you can recruit a few from each circle. Ask your neighbors and friends to make this 250<sup>th</sup> Birthday of Our Nation a local success in Monterra, which is over 50 years old and still fueled by volunteers.

Please see [monterrahoa.com](http://monterrahoa.com) for a calendar of Board and Member meetings and events, including exercise, games, potlucks, book club, etc., all at our Clubhouse. Especially, please attend Board and Member meetings.

At its April meeting the Board heard seven new proposals for additional bylaw amendments and decided to present them to the membership at a later meeting. The purpose of this ongoing effort to update our bylaws is to make sure they are consistent with existing federal and state laws and their anticipated upcoming changes. For example, the Revised Code of Washington includes several new HOA laws for 2026, and more are due in 2028. Our bylaw

updates are also designed to make them mesh with our Articles of Incorporation, Covenants, and other Monterra rules and regulations.

And we've noticed some national news of special interest to Monterra. In April, the *Wall Street Journal* carried a story titled "Surging HOA Fees Are Pushing Homeowners to the Brink." Monterra's HOA fees are reportedly way lower than most in the nation. *Seattle Agent Magazine* published an article last month about how our state compares to others with respect to homeowners associations. Nearly a third of all Washington homes are part of an HOA, compared to about 22% nationally. And, nationally, the average HOA fee is \$390 **monthly** (\$388 in Washington) or \$4,680 a **year** (\$4,656 in Washington). Our HOA fee in Monterra is \$295 a **year**, a little over \$24 **monthly**. That's less than \$1 a day. Let this be a reminder to all Monterra homeowners that our recent \$45 fee increase—our first in 11 years, hence averaging a \$4.09/year boost—is something the rest of the state and country would love to have. Monterra's extraordinarily low HOA fee is due to the volunteer efforts of many, including your Board. Other HOAs pay for treasurers and maintenance and mowing, etc. which drives their fees up. So please treat the volunteers you encounter with politeness and courtesy. They are working for you.

Your 2026 HOA Board 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

## Fawning Season Is Almost Here

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 - she is a very protective mother! Just a reminder please do not allow your dogs (or cats) to run loose.

## A POWER OUTAGE DURING OUR VACATION

by Dennis Blair, Monterra CERT Squad Leader

My wife Sherry and I vacationed on San Juan Island April 14th through the 20th. It didn't go as expected at first due to a power outage, so here are my reflections on our emotional responses to the situation we encountered.

Looking forward to a nice restaurant breakfast our first morning, we were initially surprised when the chef said he couldn't serve us anything but coffee. That's when we also learned that the entire island had just lost electricity. Nobody knew how long the power would be out, so adjusting our plans involved some uncertainty and indecision. We had options because we had brought along some food to cook in our cabin, but Sherry had to fix a hot egg breakfast on a charcoal fire because we couldn't use the microwave or the

stove. We couldn't use the bathroom because the well pump ran on electricity, so we had to think of other solutions like driving to a nearby State park to use the pit toilets. The inconvenience resulting from the time we spent problem-solving was not overwhelming, but it triggered some frustration over delaying the fun we wanted to have.

Here's how we got through the outage without too much emotional turmoil. When one of us got flustered, the other one compensated with patience and calmness. Also, we both recalled how we successfully got through an eight-day winter power outage caused by a Kansas ice storm years ago. Having seen this rodeo before helped us keep our cool last week. Also, keeping our feelings in check allowed us to make the necessary changes in our routine and ultimately have a good time. Finally, we both knew that many things tend to work themselves out if we just let them. As it turned out, we actually found a store that had its generator running, so we bought ice and drinking water, and we used the indoor plumbing without having to drive miles to the aforementioned park.

Other articles in this series have highlighted the physical preparations we must take to survive emergencies large and small, but maybe these reflections will help us all in coping with the internal goings-on we experience during similar disruptive events in our future.

## Upcoming May Events

### 1. Tea Time

Here's an opportunity to get to know your neighbors better: This year's Spring Tea will  
Page 3

be at 3 PM on Tuesday, May 19, in the Clubhouse. Please bring an appetizer or a dessert to share. You may also bring your favorite teacup and saucer and some teas to share. And, don't forget your Fascinator hat (or any fancy hat will do) as a Spring Tea is not complete without hats. **Everyone** is welcome.

We decided to search the 1996 Monterra cookbook this month for a recipe that would work at the tea party. Let's see if anybody brings it...

### Brown Sugar Almond Bars

Crust:

$\frac{1}{2}$  C butter or margarine, softened  
1 C all-purpose flour  
 $\frac{1}{2}$  C sifted powdered sugar

Filling:

1 Tbsp water  
 $\frac{3}{4}$  tsp lemon juice  
3 Tbsp butter or margarine  
 $\frac{3}{4}$  C sliced almonds  
 $\frac{1}{2}$  C packed brown sugar  
 $\frac{3}{4}$  tsp vanilla

Cream together the  $\frac{1}{2}$  cup butter or margarine and powdered sugar with an electric mixer. Add flour; mix well. Put into an ungreased 9x9x2 inch baking pan. Bake at 350 degrees for 12 to 15 minutes. In a saucepan, melt remaining butter. Add brown sugar, water, and lemon juice; bring to boiling, stirring constantly. Remove from heat; stir in almonds and vanilla. Spread over crust. Bake 15 to 20 minutes more. Cool completely before removing it from the pan. Cut into bars. Makes 2 dozen.

## 1. Who Doesn't Love a Potluck

We still have some great cooks in Monterra. Sample their wares and get to know your neighbors at the monthly potlucks on the third Thursday of each month at 5:30 in the Clubhouse. And, if you're not one of those who enjoys cooking, be assured that store-bought goodies are also welcome. What's important is that you come by. **Next potluck: Thursday, May 21, 2026 at 5:30 PM.**

## 2. Calling all Waterfall Watchers

Meet at the Club house at 10 AM on Tuesday, May 26, and car share with your neighbors to lovely Sol Duc Falls. Bring a camp chair and a lunch and beverage, and we'll have a nice picnic. The falls are perfect in May—warm enough to enjoy the walk but still early enough that there's plenty of runoff to make the falls especially beautiful. Don't miss it!

## Ongoing Event Reminders

In addition to our special events, we have lots of regular activities 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

(Game(s) will be chosen by those who attend.)

### Crafting

4<sup>th</sup> Thursday at 200 PM

Sherry Wright and Connie Jo Smith

Newsletter Editors

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NOTE: 5/22-last day for June 2026  
newsletter submissions