



Homeowners Association

Monterra Newsletter

August 2026

Notes From Your Board

Upcoming HOA Meetings:

August Board Meeting

Thursday, August 13, 2026 at 2:00 PM

HOA Election Committee:

Information Meeting:

Tuesday, August 18, 2026 at 2:00 PM

September Member Meeting:

Thursday, September 3, 2026 at 1:00 PM

Many important things are happening in Monterra these days, and we the Board want to make sure you know about them. You'll read some highlights in this column, and you'll get occasional e-blasts that will also keep you informed, but there's no substitute for joining the monthly Board meetings at the Clubhouse at 2:00 PM on the second Thursday of each month, and the quarterly Member Meetings at the Clubhouse, the next of which will be September 3 at 1:00 PM.

Here's some of what's new: Stuart Kiehl resigned as our President and as the Board Representative from Ivy Lane. His letter of resignation was read at the July 9 Board Meeting. Stuart will be devoting more attention to his personal life, but we owe him our gratitude for the time he gave to Monterra, especially since becoming our leader last fall. Rosemarie Lueke, Ivy Lane's Alternate Representative, has graciously

assumed the role of Representative vacated by Stuart.

Also on July 9, the Board elected Dennis Blair as its new President. When he accepted the position, he told everyone in the Clubhouse that he will work with the Board and the membership to develop guidelines for life in Monterra that promote the greatest good for the greatest number of residents. He also said that he will be a careful listener to minority opinions on issues that arise. Dennis also explained that whenever possible he will delegate responsibility to other Board Members and Committee Chairs, rather than micro-managing all of the HOA business. He wants to empower and motivate our homeowners to participate in our HOA because according to him, "that's one aspect of good leadership."

As you know, the Board is heavily involved with updating our Bylaws. At our meeting on August 13 we will present many more proposed amendments and welcome your comments. We will then vote in that meeting on adopting the changes.

Two very significant revisions have to do with how we elect new Board Members and what the status of our Alternate Representatives will be. Upcoming State statutes will require secret balloting, and the Board wants to implement some new procedures this year in preparation for compliance with the law.

Therefore, we just established a new Elections Committee to oversee all aspects of our Division elections. Read the newsletter article about that for more information. Folks, the Board really doesn't want you to miss this discussion on August 13 because we all must adapt to the changing electoral landscape. The speaking time for each audience member at the beginning of that meeting will be extended so everyone has a better chance to express their thoughts on the bylaw proposals.

Well those are the major take-aways from the July Board Meeting. You can read the most recent meeting minutes posted on the Clubhouse bulletin board after they are approved for a more complete view of what your Board is up to. Meanwhile, enjoy the rest of the newsletter.

Your 2026 HOA Board Representatives are:

Diane Gemmer, Heather Circle
Angela Perryman, Cypress Circle
Shawn Shepherd, Holley Circle
Rosemarie Lueke, Ivy Lane
Dennis Blair, Monterra Drive/Sea Bluff Lane/Gunn Road

New Election Procedures

Voting via secret ballot for Division Representatives and Alternates can be easy, secure, and available to every Monterra homeowner. The objective of the new procedure for our HOA's secret ballots will seem familiar once implemented because it will bring us in line with Washington State, County, and Federal election laws. We will be able to submit an absentee ballot before the Division meetings via secure ballot box and U.S. mail. We can also vote using the secret ballot at our Division meeting.

Declaring candidacy for Division Representatives and Alternates ahead of the Division meeting will also be a new process. This change will allow ballots to be preprinted with candidates' names. This change will make it easy for HOA homeowners to vote at their convenience, provided the ballot is received prior to the Division deadline.

Proxy voting will continue, but will no longer be the primary way to cast your vote if you are unable to attend the Division meeting. Instead, you can return your secret Absentee Ballot ahead of the meeting. And proxies can no longer be given to candidates or Board members.

The Election Committee, chaired by Domenica Protheroe, will draft, for Board approval, the dates for declaring candidacy and for Division meetings.

You can expect newsletter articles, Election Information meetings at the Clubhouse, and an E-Blast once the Election Committee has ironed out additional details.

Mark your calendar and attend the HOA Election Information meeting in the Clubhouse at 2 p.m. on August 18.

Architectural Committee

If you are planning any changes to your home or property, please get in contact with Monterra's Architectural Committee ("AC"). The AC works to help homeowners navigate the requirements to ensure that changes will be in compliance with the Monterra HOA covenants. If the work does not seem feasible within the HOA guidelines, an AC member may be able to explain the reason and, possibly, find an alternative solution. Currently, the volunteers of the AC committee are Deb LaPlante, Domenica Protheroe, and Steven Zarit. Doug Markham volunteers as an advisor.

Up to date copies of the Monterra HOA Architectural Committee Project Application form and Architectural Guidelines can be found in the clubhouse and on the Monterra HOA website under "Forms". At present, the AC reviews the applications to be approved or rejected by the Monterra Board of Directors at their monthly meetings. The AC is working to streamline the AC application form and make some of the language of the requirements less ambiguous to benefit homeowners and the HOA.

Monterra Community Yard Sale Is Almost Here

The annual Monterra yard/garage sale is Saturday, August 8. If you are going to participate, hang a balloon on your mailbox to indicate that. The sale will be from 9 a.m. to 3 p.m., but if you want to end your participation earlier, just remove your balloon. There will be newspaper ads, as well as ads on Facebook and NextDoor.

Volunteers are still needed to post the yard sale signs on Old Olympic and Gunn. If you can help, please call Judi Norton, 360-670-3464.

Learn to Play Mahjong

We will be having a beginner's "boot camp" class for people interested in learning the basics of American Mahjong. It will be Tuesday, August 11 at the clubhouse from 10 am - 2 pm. You will learn the tiles, rules, and game card, plus play an open game or two. Feel free to bring your own beverages and lunch, or any snacks to share. All materials will be provided, but in order to make sure we have enough for everyone attending, if you haven't already RSVP'd, please call or text Dawn Wolff at 309-235-3881 by August 9th. Thanks, and see you then and there.

Who Doesn't Love a Potluck

We 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 enjoy cooking, be assured that store-bought goodies are also welcome. What's important is that you come.

Next potluck: Thursday, August 20, 2026 at 5:30 PM.

Moms and Fawns



SLOW DOWN ... there are little baby fawns running around the streets of Monterra so please -

- 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 so please do not allow your dogs (or cats) to run loose.

Calling All Crafters:



Rock painting, which is on the 4th Thursday of the month at 2 pm, has now been changed to Crafts. Participants have evolved into other craft ideas such as the bowls in this picture, which were made from napkins. Want to know how, then come to Crafts on August 27th at 2 pm. The potted item is a future craft project. If you have any craft projects you would like to try, come to crafts and we can talk about them. Please join us or just come and paint rocks.

Slow Down, "Big Kids" Playing

The speed limit for our Monterra community streets is 25 mph. Because we are a retirement community, we have many residents who walk their dogs, walk, as well as riding scooters and bicycles and with summer here, we may have guests with children visiting. We also have deer and fawns who wander in and out of our yards. For everyone's safety, please remember to slow down when driving in our community as there are areas where there are blind spots and it's hard to see what's around a corner. We want to keep our residents feeling safe as they walk around our community.

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

3rd Thursday at 10:00 AM

Potluck

3rd Thursday at 5:30 PM

Game Night

3rd Saturday at 6:00 PM

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

Crafts

4th Thursday at 200 PM

Sherry Wright and Connie Jo Smith

Newsletter Editors

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NOTE: 8/24-last day for September
2026 newsletter submissions