



Homeowners Association

Monterra Newsletter

September 2026

Notes From The Extended Board

Upcoming HOA Meetings:

September Member Meeting:

Thursday, September 3, 2026 at 1:00 PM

September Board Meeting

Thursday, September 10, 2026 at 2:00 PM

Many important things impacting our HOA were accomplished during August. Here's a sample of what took place.

Major bylaw changes were adopted that align us with recently enacted state laws, as well as some to become effective in January, 2028. For example, our five elected Representatives are now called Directors, and they make up our Executive Board. Those Directors, plus our Alternate Representatives, Treasurer, Recording Secretary, and Information Manager make up our Extended Board.

Another bylaw change created an independent committee from within the membership that will regulate the way we elect our Directors and Alternate Representatives. Read the accompanying article about our new Election Committee for more details.

The Holley Circle and Ivy Lane Divisions each elected an Alternate Representative to serve on the Extended Board for the remainder of 2026. Jeanie McNamara joins Holley Circle. She has served the MHA in several capacities for over a decade, most notably as our former

Information Officer. Ivy Lane's Craig Holzgrafe is a newcomer to the Extended Board. He was the first person to be elected under the new process conducted by the Election Committee. Welcome to both servant leaders.

The Extended Board discussed remote access to MHA meetings. Questions arose about the extra cost that would be incurred, who would run the equipment in the clubhouse, and whether viewing meetings from home would outweigh the advantages of in-person participation. We request your input at the clubhouse either at the 1:00 PM September 3, 2026 Member Meeting, or during the homeowner Q&A at the 2:00 PM September 10, 2026 Extended Board Meeting.

Much important work lies ahead for the Extended Board. We are approaching the time when the 2027 budget will be developed and presented to the membership, so please join us at all our meetings to keep abreast of every agenda item large and small.

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

Ice Cream Social

I Scream, You Scream, We All Scream for ICE CREAM!

Join us for an Ice Cream Social immediately after Thursday, September 3rd Member Meeting at the clubhouse. The meeting starts at 1 pm, and the ice cream social starts after the meeting ends. Ice cream, toppings, and root beer to make root beer floats will be available. Come visit with your neighbors and enjoy a cool treat to end summer. YUM

Things To Know About Tsunamis And Things To Do

By Dennis Blair
Monterra CERT Squad Leader

Are we likely to be affected by a tsunami in the MHA and surrounding areas? How will we know? What should we do? Here is some of the latest information provided to your Community Emergency Response Team (CERT) squad at a Port Angeles public seminar offered last January.

The most likely source of a big tsunami will come from a major earthquake at the Cascadia subduction zone 60 to 80 miles from the coast. At 50 mins the first wave will inundate Ediz Hook and the Dungeness Spit with 15 to 20 feet of water. Downtown PA will be flooded as well. John Wayne Marina will get six to nine feet. Water will not top our bluff, but it may enter low-lying areas and approach us from behind.

To prepare, arrange with an out-of-area friend or relative for shelter. Have at least a 30 day supply of food, water, and other necessities on hand because our part of the county may be isolated by excess water. Eventually,

additional supplies will come to us via the Coast Guard and airdrop, but who knows just when that will occur.

A four-part alert system will keep us informed of the situation and instruct us on what to do. The lowest alert level will be an informational statement about the current status. The next highest level will be a watch at which time we must gather our belongings for a quick departure. If we get an advisory we must avoid water because we may encounter three-foot waves. **STAY OFF THE BLUFF!!** No lookie loos because the bluff might cave in from water striking it from underneath. The most serious alert is a warning at which time we must evacuate. We will be messaged by phone, computer, NOAA weather radios, commercial radio stations like KSQM, sirens, and tv notifications.

Please review this information from time to time because the next major earthquake is decades overdue, according to the best available data.

Board of Directors Election News

Greetings from your newly established Monterra Election Committee! We are here to help you navigate the upcoming election cycle.

Our Committee Members: Doug Markham, Connie Jo Smith, Steve Zarit, Susan Zarit, David Perry, Lisa Zane, and Domenica Protheroe. Advisor: Dawn Wolff

This month, we are focusing on why we will use secret ballots, key dates, and candidate declarations. Next month, the October newsletter will detail how to vote by secret ballot for your 2027 Board Directors and Alternates.

Why is Washington State implementing mandatory secret ballots for the election of Homeowners Association (HOA) Boards of Directors?

The upcoming change promises welcome standardization. By 2028, every Washington homeowners' association will follow the same voting rules. Secret ballots will protect voter independence and safeguard homeowners from neighborly retaliation. Owner input will be guaranteed, not optional.



Key Deadlines & Rules

- **Candidacy Declaration Deadline:** September 17, 2026.
- This Board approved deadline ensures names are printed on the new Division Secret Ballot forms, which is key to allowing early voting by secret ballot.
- **Candidate Statement Deadline:** September 30, 2026.
- **Write-In Candidates:** Permitted per Washington State law, provided the write-in candidate meets all eligibility requirements.
- **Proxy Restrictions:** In order to preserve the secrecy of the ballot, the Board established by unanimous vote that current Monterra Directors, Alternates, candidates for office, and members of the Election Committee shall not solicit or serve as proxies.
- **Early Voting by Secret Ballot Begins:** Mid-October (the exact date will be announced in the October newsletter).
- **Last Day to Vote:** Tuesday, November 10, 2026, by 6:00 PM at the All-Monterra Divisions Election.



How to Declare Your Candidacy:

(Deadline is Monday, September 17, 2026)

To separate the election process from the existing Board as required by new law, do not use the HOA website to declare. Instead, email MonterraHOAelection@gmail.com with the following details:

1. Your name and property address;
2. Your division name;
3. The position you are seeking: Division Director (formerly known as Representative), or Alternate.

***Note:** If you do not have email access, please contact any Election Committee member directly to submit your declaration.*



Candidate Statements

Once you declare, the Elections Committee will send you a Candidate Statement form to share your experience and vision. Candidate Statements will be sent via Division E-blast and posted on the new clubhouse Election Bulletin Board. Please note that Candidate statements cannot contain offensive language or negative comments about other people, whether named or unnamed.

Attend the Election Committee Education Meeting

Join us on September 8 from 2:00 PM to 3:30 PM at the Clubhouse. Come see a sample secret ballot and learn more!

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.

A Successful Monterra Community Yard Sale

The annual Monterra yard/garage sale was held on Saturday, August 8 with lots of items leaving Monterra for new homes. The Board would like to thank David Iezzi for his much-appreciated assistance in posting and removing yard sale signs on Old Olympic and Gunn Roads to announce the sale

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, September 17, 2026 at 5:30 PM.

Autumn is for Apples

We've had a little hiatus from recipes in the recently unearthed 30-year-old Monterra cookbook. But we decided that, with fall arriving this month, and *if* we can beat the deer to our trees, it's time for:

APPLE COBBLER

Make a topping of the following ingredients:

1 c flour

1 egg

1 c sugar (less if fruit is very sweet

$\frac{1}{2}$ tsp salt

1 tsp baking powder

Mix all together with a fork until it resembles corn meal. Set topping aside.

Melt 1/8 pound butter. Set aside.

Slice four to six medium apples into glass baking dish, about 9 X 9 inches.

Sprinkle fruit with topping.

Drizzle butter over everything.

May use cinnamon if desired.

Bake at 400 degrees for 30 minutes or until topping is nice and brown.

Grace McGraw

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 2:00 PM

Sherry Wright and Connie Jo Smith
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NOTE: 9/23-last day for October 2026
newsletter submissions