



Homeowners Association

Monterra Newsletter

November 2026

Upcoming HOA Meetings:

November Board Meeting

Thursday, November 12, 2026 at 2:00 PM

HOA Member Meeting:

Thursday, December 3, 2026 at 1:00 PM

Notes From The Extended Board

Here is a snapshot of the Board's October endeavors. Watch for additional information when the October 8 meeting minutes are posted in the Clubhouse after November 12th.

The Architecture Committee met on October 8 and successfully used its expanded authority to approve several new routine project applications, rather than simply passing on its recommendations to the Board for approval. This change is permitted in our Bylaws and Covenants, and it will help our Board focus on matters that only it can address. Rest assured, though, that according to our governing documents, an applicant can still appeal a committee decision after receiving it.

The Board voted to have Gabe Hatton of Agnew Tree Care spruce up our community with some trimming and tree removal. Check out the areas around the clubhouse and near the bluff after he fits the beautification into his schedule.

Our Treasurer, Danny Mauritsen, presented the draft 2027 MHA budget to the Board for discussion. His careful work with our

bookkeeper at Strait Accounting, with the businesses whose products and services we purchase, and with numerous Board members and committee chairs allowed him to recommend a budget that closely predicts the income and expenses we are likely to have next year. The Board will vote to approve Danny's draft at its November 12 meeting so the membership can ratify it in December.

Another MHA position has recently been filled. Susan Zarit was appointed as our Activities Director, and she is already organizing events like our November 19 Thanksgiving potluck. She will provide more details as the date draws closer.

The Board accepted Craig Holzgrafe's generous offer to grace the Clubhouse with some of his photography. It features scenes from the natural environment around our community, so thank him for his artwork when he displays it.

Finally, Domenica Protheroe gave another of her periodic Election Committee reports in which she again reviewed Monterra's voting procedures and dates. You can see your division's list of declared candidates for Director and Alternate Representative in the Clubhouse and vote there until 6:00 PM, Tuesday, November 10. In an earlier report, Domenica challenged all Divisions to meet or exceed Ivy Lane's 71 percent turnout which the residents achieved when they used the new

format to choose an Alternate last summer. See you at the November 12 Board meeting when election results will be announced!

Your current 2026 HOA Board Directors 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

Election News

Last Day to Vote:

Tuesday, November 10, 2026, by 6:00 PM

All ballots must be cast by this time for the All Monterra Divisions Election. The Clubhouse will be staffed and ready to help you from 10:00 AM to 6:00 PM on November 10th. The Election Committee will count votes beginning at 6:00 PM. Monterra Homeowners are welcome to observe the vote count. Winners will be announced at the Thursday, November 12 Monterra Board meeting.

Election Committee Members:

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

Candidates Who Have Declared

Let's thank those who have already declared their candidacy in this new election process! There is still room for you.

Cypress Circle:
Director, Mark Thompson.
Alternate, Steve Zarit

Heather Circle:
Director, Diane Gemmer.
Alternate, Stephanie Edwards

Holley Circle:
Director, Open.
Alternate, Jeanie McNamara

Sea Bluff, West & East Monterra Drive, and Gunn Road:
Director, Dennis Blair.
Alternate, Annette Skelley

Ivy Lane.
Director, Rosemarie Lueke.
Alternate, Craig Holzgrafe

Secret Ballots and step-by-step instructions are available at the Clubhouse now through November 10, 2026. If you would like assistance, please contact a member of the Election Committee to arrange a time to meet at the Clubhouse.

Neighbor Helping Neighbor:

If you are unable to get to the Clubhouse, you can ask a neighbor to bring you your division's Secret Ballot. *Important Note:* The neighbor assisting you cannot be a current Board member or someone running for office. You may also contact a member of the Election Committee to bring a ballot to your home. Once you fill out the ballot, your neighbor or committee member can deposit it in the secure Ballot Box located at the Clubhouse.

Write-In Candidates:

Write-in candidates are permitted per Washington State law, provided the candidate meets all standard HOA eligibility requirement.

How You Can Help

The Board is looking for members to serve as volunteers to help fill vacancies for various committees that are losing valued members.

Positions looking for volunteers are:

- Maintenance and Grounds
- RV Lot
- Emergency Preparedness Committee

If you are interested in one or more of these positions and would like more information on what the position entails, please contact your Division Director or read the job descriptions in the Bylaws, Article III:

- Section 8 for Maintenance/Grounds Manager
- Section 10 for RV Storage Area

There is no description of the Emergency Preparedness Committee in the Bylaws, so call the committee chair, Dennis Blair, at 360-504-2341.

Calling all Techies!

The Monterra HOA is continuing its research on the feasibility of having live online access to Board Meetings, Member meetings, and additional special meetings. One of the challenges is finding a volunteer moderator. My 8-year-old great-grandson is busy, so if you have the following qualifications, you could be of assistance!

The volunteer we are looking for must be proficient in moderating the Google Meet application, which is the most economic and fully featured remote access application available to meet our needs, including closed captions. Our volunteer must have a laptop capable of connecting to the Clubhouse Wi-Fi and running Google Meet. Our volunteer must be able to commit to *approximately* 2½ to 3½ hours monthly to moderate the Google Meet application at Monterra HOA Board Meetings, Member meetings, and additional special meetings, and facilitate member comments and questions online.

If that sounds like you please contact your Board by sending an email to: communications@monterrahoa.com AND come to the next Board meeting!

IT'S TIME TO FALL BACK

Daylight Savings Time ends on Sunday, November 1, 2026 at 2:00 AM. Don't forget to move your clocks back one hour. Digital things such as watches, cell phones, computers, etc. should automatically change to the correct time.

Help Our Migrating Birds

By Rosemarie Lueke, Dark Sky Advocate
Olympic Peninsula Audubon Society

Every spring and fall, billions of birds migrate through the US, mostly after dark. The birds struggle with light pollution! Lighting is an attractant - especially for migrating birds at night. Brightly lit buildings can draw birds in where they can hit windows or other obstacles. They can also become disoriented, circling in the illuminated zone. As a result, birds can succumb to exhaustion, predation or collision. Turning off lights dramatically reduces hazards, allowing birds to safely proceed with their migratory journeys.

Spring migration runs about Mar 1-Jun 15 and fall migration Aug 15-Nov 30. Birds know when it is time to migrate because of changes in seasonal light levels. Artificial light can alter a bird's behavior by confusing the cues of dawn and dusk. It can interfere with their circadian rhythms, breeding and migration cycles.

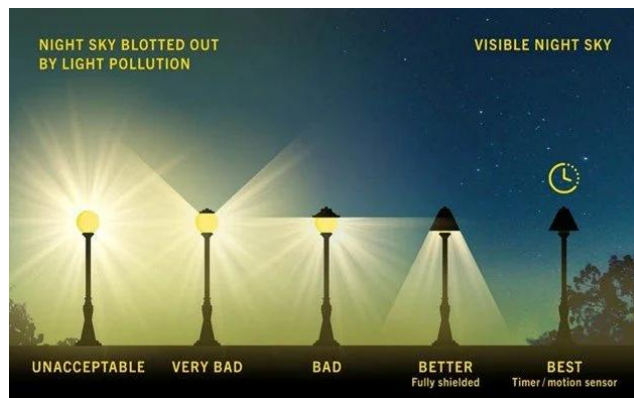
Lights can disrupt natural migration patterns, attracting birds away from their intended routes. Interior or exterior artificial light can lure birds into lit areas, causing birds to waste energy circling lights, potentially becoming exhausted, colliding with buildings and

windows. Collisions related to artificial lighting contribute to the deaths of around 1 billion birds annually in the US.

Turning off lights dramatically reduces hazards to birds, so turn off all unnecessary lights overnight, especially during migration seasons.

Lighting Guidelines:

- **Prioritize Essential Lighting:** Focus on maintaining essential lighting for safety and security, such as motion-activated lights, and emergency lighting. Choose warm-color LED light.
- **Use Motion Sensors:** Install motion sensors on outdoor lights to activate them only when needed.
- **Minimize Light Spill:** Ensure that all exterior lighting is properly shielded and aimed down to reduce light pollution without compromising safety. Direct light only where it is needed. Close your blinds or curtains.
- **Reduce Unnecessary Lighting:** Turn off non-essential lighting.



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
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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, Domenica Protheroe, and Steven Zarit and Doug Markham.

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". 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.

DIY Household Cleaners Class

On Sunday, November 8th from 1:00 PM to 3:00 PM in the Clubhouse, Susan Zarit, our Activities Director, will be hosting a DIY (Do It Yourself) Household Cleaners activity. All recipes are septic-safe. You will learn how to create your own drain cleaner, window cleaner, bathroom cleaner...all with items you find in your home. I hope you can join me. It will be loads of fun!

Here is a list of items you will need:

White vinegar, cornstarch, rubbing alcohol or vodka, liquid castile soap, essential oils (if you have them), baking soda, olive oil, mason jars for storage (8oz or larger), and 2 small spray bottles.

If you don't have everything on the list, don't worry. You will still be able to participate.

If you have any questions, please email me at activities@monterrahoa.com.

Who Doesn't Love a Potluck

Next potluck: Thursday, November 19, 2026 at 5:30 PM – Thanksgiving Potluck

Please join your neighbors on Thursday, November 19th for the annual Thanksgiving
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Potluck! It will be in the Clubhouse starting at 5:30 PM. There are sign-up sheets in the Clubhouse. We do need volunteers to cook turkeys. Please sign up that you are coming and what dish you would like to bring. We need to have a head count to know how many turkeys to purchase, so please sign up before November 15th.

Last month we promised you a Thanksgiving recipe from the 30-year-old Monterra cookbook. Let's see who brings this goodie to the Thanksgiving potluck on the 19th.

Pumpkin Bread

1 $\frac{1}{2}$ C sugar
 $\frac{1}{2}$ tsp nutmeg
 $\frac{1}{4}$ tsp baking powder
1 $\frac{2}{3}$ C flour
1 tsp soda
 $\frac{1}{2}$ C salad oil
 $\frac{3}{4}$ tsp salt
1 C canned pumpkin
 $\frac{1}{2}$ tsp cloves
 $\frac{1}{2}$ C water
 $\frac{1}{2}$ tsp cinnamon
2 eggs (or $\frac{1}{2}$ C egg substitute)

Combine all ingredients in one large bowl and mix. Place in one large or two small loaf pans. Bake 1 to $\frac{1}{2}$ hours at 325 degrees. Test for doneness.

Joyce Oleson

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 Day (New Time)

3rd Saturday at 2:00 PM

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

Crafts

4th Thursday at 2:00 PM

Sherry Wright and Connie Jo Smith

Newsletter Editors

E-mail: newsletter@monterrahoa.com

NOTE: 11/23-last day for December 2026 newsletter submissions