MONTERRA

Homeowners Association

Monterra Newsletter

December 2026

Upcoming HOA Meetings:

HOA Member Meeting:
Thursday, December 3, 2026 at 1:00 PM

December Board Meeting
Thursday, December 10, 2026 at 2:00 PM

Notes From The Extended Board

Our November review features a variety of accomplishments by the Board, several committees, and you the members. Some are administrative, some relate to the safety and appearance of our community, and others are just plain fun to mention. So let's get going!

At its meeting on the 12th the Directors unanimously approved the 2027 MHA operating budget for homeowner ratification. The December 3rd voting deadline and the five ways to vote all appear on the ballot you received, so study the proposal and cast your ballot.

Domenica Protheroe presented the results of the All-Division Election for next year's Directors and Alternates. She and her committee spent all day on November 10th at the Clubhouse accommodating in-person voters, certifying the outcomes for each Division, and generating statistics about voter turnout. Read her article for all the particulars and come to the December 10 joint 2026-2027 Board meeting when next year's officers and appointees will be selected. And oh yes, a number of those positions have no homeowners to fill them as of this writing. They include the RV Storage Area Manager and either the Recording Secretary or the Information Manager. Think about what a gift you would be giving to our community by stepping forward. Then notify your Division Director or the Communications Director of your willingness to join next year's Extended Board prior to December 10th.

Several projects improved the look of the Clubhouse and the safety on a couple greenbelts. Craig Holzgrafe hung some of his nature photos indoors, while Shawn Shepherd arranged with Gabe Hattan of Sequim Tree Care to trim, limb, and/or remove selected trees. Steve Zarit installed a few battery-operated motion-activated lights around the Clubhouse for easier parking and walking. David Iezzi has taken on the task of disposing of our dog waste bags.

Early in November Dennis Blair got a call from Lyle Hagen, gentleman farmer who coordinates the Agnew Tractor Parade. Announcing the details at the Board meeting and writing the accompanying newsletter article were two of the happiest things Dennis did all month.

A group of dedicated volunteers helped us celebrate on November 19th by preparing the Clubhouse for the Thanksgiving potluck. Domenica Protheroe and Clubhouse Manager Sheila Walters led the effort, as others cooked turkeys, set up tables, and cleaned up

afterward. Everyone else who came brought some mighty fine fixins.

The wonderful food and the socializing that went on that evening made our potluck the perfect way to kick off the holidays. So, in that same festive spirit, the Board wishes all Monterrans a December full of smiles and warm regards for one another! See you December 3rd at the member meeting.

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

Let's Welcome the 2027 Board of Directors

Please let the Election Committee be the first to congratulate our winners and all who voted in this election. Without further ado, here is the election report.

A total of 64 votes were cast in the 2027 MHOA election. Twelve homeowners came to the Clubhouse to cast their votes on November 10, and fifty-two homeowners cast early votes.

Sea Bluff, Monterra, and Gunn elected Dennis Blair as their Director and Annette Skelley as the Alternate, with 14 voting for a 48.2% division voter turnout. This division provided our largest voter turnout.

Cypress elected Mark Thompson as their Director and Steve Zarit as the Alternate, with 15 voting for a 44.1% voter turnout.

Heather elected Diane Gemmer as their Director and Stephanie Edwards as the Alternate, with 13 voting for a 36.1% voter turnout.

Ivy elected Rosemarie Lueke as their Director and Craig Holzgrafe as the Alternate, with 10 voting for a 47.6% voter turnout.

Holley elected David Perry as their Director by utilizing the write-in candidate option, and elected Jeanie McNamara as their Alternate, with 12 voting for a 33.3% voter turnout.

Upcoming Monterra Events

- Tuesday, December 8th - 2 pm to 4 pm, The Great Cookie Exchange

Join us in the Clubhouse from 2:00 pm-4:00 pm on Tuesday, December 8th for the Great Cookie Exchange! Bring 2 dozen cookies with the recipe and mix and match with your fellow Monterrans! You'll bring home quite a variety of delicious morsels.

- Saturday, December 12th at 5:00 pm

THE TRACTORS ARE COMING! THE TRACTORS ARE COMING!



It's almost December, and that means Monterra will get its annual Tractor Parade, courtesy of the local farmers and others who decorate their trucks, tractors, and even their horses for a drive around the Agnew area, including Monterra, in celebration of the season.

The parade will be on Saturday, December 12th. As before, Lyle Hagen will lead the vehicles through Monterra, turning left onto Monterra Drive from Gunn Road about 5:00 PM that evening. We will be treated to music, singing, a lot of ho-ho-ho'ing, and a great light show as the parade passes through the MHA. The one exception is Sea Bluff Lane, where some of the vehicles cannot negotiate that loop. So, if you live on Sea Bluff, walk to the Clubhouse, where there will be hot cocoa for all, to enjoy the Parade.

Speaking of easy access for the tractor drivers, please keep our roads clear by parking your reindeer and sleighs in your driveways or on your rooftops.

Best wishes and good cheer on the 12th, and don't forget to line the streets, wave, and sing along as everyone gets into the holiday spirit!

Merry Christmas and Happy Holidays to everyone

Here's who to thank:

Sponsor:
Chris & Mandy Frankfurst
Agnew Grocery and Feed
2863 Old Olympic Highway

Coordinator:
Lyle Hagen
360-460-5357

- Thursday, December. 17th at 5:30 pm, Holiday Potluck

Come celebrate the holiday season with our wonderful community in the Clubhouse on Thursday, December 17th at 5:30. Bring your favorite holiday dish to share. We will have our traditional "White Elephant Gift Exchange". If you would like to participate in the exchange, please bring a new wrapped gift valued between $10 and $20. It's going to be a blast! I hope to see you all there!

Tuesday, December 29th at 7 pm, Holiday Trivia

Trivia night is back. This month's trivia will have a holiday theme. Come join us in the Clubhouse at 7 pm on December 29. This will happen once every month. The themes will change based on who has volunteered to create the questions.

CASCADIA WATER UPDATE

A question recently arose as to whether Cascadia's water tank alarm on our reservoir is still functional. Culley Lehman, Cascadia General Manager, reported that it is no longer in service because all aspects of our water supply are now remotely monitored. The reference to the alarm in our Phone and Address List has been removed, and MHA residents need not phone Cascadia Water if anything seems amiss at the reservoir.

Additionally, Culley said that both he and Dale Metzger, Cascadia Satellite Manager, are automatically notified of any significant drop in water pressure or water level in the reservoir. He said that the generators and the propane tanks at the reservoir and at the wells are fully operational, and that they will power the system in the event of a power outage.

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
- Section 10 for RV Storage Area Manager

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

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, Domenica Protheroe, and Steven Zarit and Doug Markham.

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: 12/23-last day for January 2027 newsletter submissions