



~ Hello Neighbors ~

*Summer has arrived!
Welcome to June
the middle of the
year is here!*



Welcome a new month and a new Board Member – Dianna Leibrich has joined the HHMC Board, and her first official meeting will be in July. We welcome Dianna to the Board and look forward to her contributions.

Speaking of July – the new **password** access for the “Members Only” page of the website will go live on July 1st. You already have the new password – it was in the Annual General Meeting (AGM) packet you received a few months back. It was on **orange paper**.

July also means your assessments are due. The assessments were sent out on June 1st. As a reminder your payment is due by July 15th. If not received by then you will be assessed a late payment fine. The assessments were either sent to you via email (if we have your permission to do so) or they were mailed to you via USPS.



This year for those of you that have more than one property, you should have received an invoice for each property. If you did not, please reach out to me and let’s see what we can do to get all of the appropriate invoices to you. I also want to let you know this is our first year with our new accounting firm Timberline Accounting in Port Angeles. We made multiple changes this year – the ability to pay electronically, receiving the invoice via email etc. We knew there may be some hiccups along the way. We appreciate your patience and understanding as we work through some of the concerns that have come up. Please continue to surface any issues you discover.

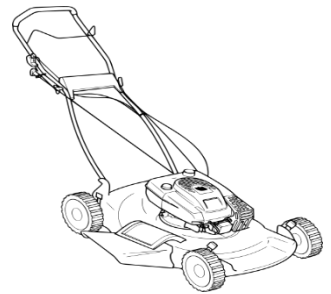
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Clallam County **Burn Ban** will most likely start July 1. Last year: “Clallam County’s annual Fire Safety Burn Restrictions take effect July 1, 2025, and run through October 1, 2025, unless conditions warrant a total burn ban. The Burn Restriction applies to all outdoor burning except recreational fires used for pleasure, religious, ceremonial, warmth, cooking, or similar purposes. **The fire safety burn ban also applies to any use of propane “weed burners”**. Recreational fires are permitted unless further banned by extreme weather conditions.” [https://www.orcaa.org/clallam-county-implements-](https://www.orcaa.org/clallam-county-implements-fire-safety-burn-ban/)

[fire-safety-burn-ban/](https://www.orcaa.org/clallam-county-implements-fire-safety-burn-ban/) We expect the same burn ban this year to be announced soon. Also, check out our HHMC Board Policy 3-6 - <https://storage.googleapis.com/wzukusers/user-34651882/documents/30ae1bb03d134a72b3617885a6ec31bc/BP%203-6%20rev%20Oct%202008.pdf>

We have been dry and it looks like we will continue to be dry for some time. We appreciate everyone maintaining their yards and lots – the more we keep the dry weeds under control the better. We do have multiple yards this year that are rather overgrown with weeds. Some people may like the natural look, but it can present fire concerns. Also, weeds can blow from one yard into other neighboring yards. Please also take a look at your properties for dead trees and undergrowth also. They should be removed as well. Let’s be good neighbors.



Speaking of which, the mowing season this year ends July 31st, that means if you own a lot, it must be mowed by then or you will be assessed a fine – our policy states you will be assessed a \$100.00 fine, and we will mow the lot and present the owner with the bill along with the assessed fine. If you have not secured someone to mow for you (if you don’t plan to do it yourself) this would be the time to get someone onboard all the mowers get really busy this time of the year.



As I have said before there is a green mailbox in front of my house North side of the street (360 Fox Hollow) that has HHMC on the front of the box. We use the box to keep current maps of our hill inside. The maps are updated periodically. You are welcome to stop by and snag a map anytime.

EMAIL - As always, if you have any questions, concerns or topics you feel the Board should address please reach out to me either by phone 206-327-3261 or email, carolepedersen1@gmail.com.

I would like to encourage you to attend the monthly meetings held in the HHMC office the second Wednesday of each month at **4:00pm**. The address is 502 Still Avenue, Suite 203. There are lots of chairs in the office so join us! We are continuing to hold the meetings via ZOOM for those traveling or otherwise unable to join the meeting in person. Information regarding the ZOOM links can be found on our website, Members Only page.

WHAT TO DO IN SEQUIM

Have a great summer in our beautiful community. Visit our Farmers’ Market or Concerts in the Park! Music and Art is everywhere! Plays, shops, lavender farms, and Charity Events galore. Sequim has something for everyone!

<https://business.sequimchamber.com/events/>

<https://visitsunnysequim.com>

https://cdn.b12.io/client_media/ACzHsuJZ/29591d59-5b88-11f1-894f-0242ac110002-2026_06_JUNE_NEWSLETTER_Website_Email_w_TRIPS.pdf

LOT MOWING – Jeff and Jean Gurnee

We are now in the mowing season, and I just want to put out this reminder.

If there are any downed trees on your property, they need to be taken care of before the mowing starts so that the contractor, of your choosing, can do their job. If you are not sure if you have downed trees, you can contact me and I can check: lotmowing@hhmcsequim.org or call me and leave a message at 562-522-7578.

Those of you that had your lot mowed prior to June 1st may have to do it again depending on the growth rate. I will evaluate and notify affected lot owners with photographs.

Thanks for your cooperation, have a great Summer.
 Jeff, HHMC Mowing Chair

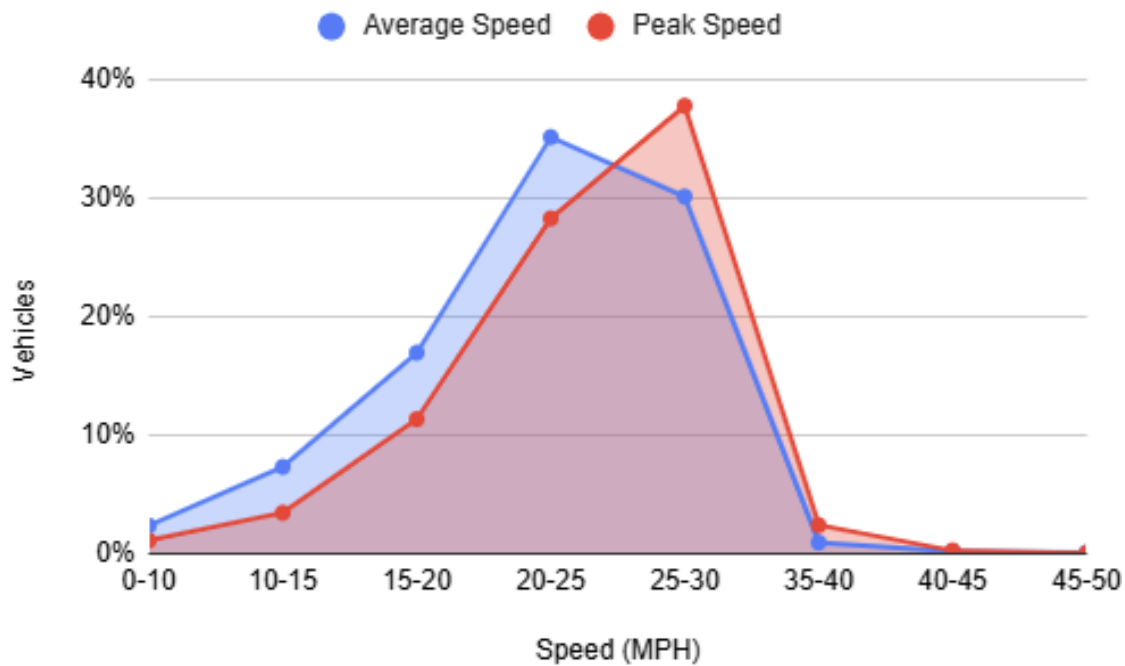


HHMC RADAR SIGN REPORT MAY 2026 – Doug Earp

1850 Doe Run Rd, Northbound
 4/5/26 - 5/9/26 35 days

	Averages		
	Daily	Weekdays (25)	Weekends (10)
# Vehicles	137	150	104
Avr Speed	23.8	24.0	23.2
# Speeders	52	58	40
% Speeders	38%	39%	38%

Daily average traffic count and speeds



Vehicle count x Speed

Average vs Peak speed

The radar sign tracks the speed of each vehicle as it approaches. When it passes it records it's average and fastest ("peak") speeds. The "average speed" shown in the table above is the average of all vehicles' average speed.

The chart shows how much the traffic speeds vary, and how they are distributed, grouped into 5 MPH ranges from 5 to 50 MPH. For example, while a total of about 3700 vehicles passed going between 20 and 25MPH, only about 33 (0.9%). The blue line is based on each vehicle's average speed, while red represents their fastest speeds as they passed.

If you have any questions about these reports or the radar sign I would be very happy to answer them. Please feel free to email me at earp.doug@gmail.com.

BEAR SIGHTINGS

Residences continue to see a black bear in the neighborhood. Please make sure that your trash containers outside our sealed and all possible foot sources are removed This includes bird food. (including liquid hummingbird feeders), and keeping fruit trees picked."

Contact The Safety and Awareness Committee

Please contact the S&A chair to ask questions, make suggestions, report safety issues, or volunteer.

Fritz Langenbacher | fritz@fritzjoyce.net | (858) 692-2971 | 222 Quails Roost Rd



HHMC POTLUCK/PICNIC – Jean Gurnee

The theme this year is the 250th Anniversary of the USA.

With that, we introduced a new challenge for this year's Potluck/Picnic. We have received confirmation that it is ok to bring a BBQ to the facility. Our décor budget will be relatively small so HHMC will provide the main dish - Grilled Hamburgers and Hot Dogs. The invitation will include a preference for the protein, and we could possibly offer a vegetarian/vegan option as well.

Looking forward to a fun event and meeting the many new neighbors we have here....

Jean Gurnee
HHMC Potluck/Picnic Chair



HIGHLAND HILLS PROPERTY TRANSACTIONS REPORT – Claire Savage

6/10/26

(some information has changed since this report)

For Sale:

Residences 9 (3 pending) Residences. Lots: 13

Total: 22 Total

DOE RUN

For Sale R 412, P9, L2 \$1,499,950. 1.01 ac.

For Sale L 623, P11, L2-2 \$ 350,000 1.21 ac.

For Sale L P12, L4 21 Elk Pass \$ 350,000 1.66 ac.

For Sale L P18, L4 Next to 1353 \$ 185,000 1.01 ac.

Pending House 1393, P19, L3 \$1,400,000 1.00 ac.

For Sale House 1993, P72, L4, \$699,000 2.00 ac.

For Sale House 2154, P44, L4 \$1,080,000 1.00 ac.

ELK PASS

For Sale L P12, L3 (Next to 51 \$ _____) ? 1.14 ac.

FOX HOLLOW

For Sale Lot P6, L4 Next to 72 \$ 98,500 1.04 acres

For Sale by Auction House 811, P54, L1&2 \$1,396,000 2.82 acres

For Sale House 823, P53, L2 \$978,000 1.17 acres

For Sale Lot 1051, P51, LL4 \$165,000 1.04 acres

For Sale Lot P69, L2 \$195,000 1.00 acre

For Sale Lot P77, L1 1.13 ac.

Pending House 1185, P50, L1 \$899,000 1.35 acres (Under Contract)

OWLS NEST

For Sale Lot P59, L3 Next to 423 \$ 165,000 1.00 acres
For Sale Lot P64, L1 Next to 352 \$ 129,950 1.00 acres
For Sale Lot P64, L4-2 Next to P64, L1 \$ 129,950 1.00 acres
For Sale Lot P65, L4A Next to 232 \$ 265,000 1.00 acres

QUAILS ROOST

For Sale House 315, P21, L2 \$1,250,000 1.22 acres
Pending House 465, P20, L3 \$1,025,000 1.00 acres

RAVENS RIDGE

For Sale Lot P61, L3 (Across from 403 \$ 155,000 1.25 acres

Please Contribute to The Highlander!

All Highland Hills residents are encouraged to share ideas, pictures, poems, history or news related to the Highland Hills community.

Maybe a neighbor did something special for you, you can send them a thank you in The Highlander. Or do you have a favorite recipe from Grandma that you want to share.

Send your contributions to: Ernylee Chamlee bellelealand@hotmail.com

GET INVOLVED - JOIN A HHMC COMMITTEE!

Below are the names of all of our fabulous HHMC chairpersons. Do YOU want to get involved and help our Highland Hills Community? Please contact the Chair of ANY committee you may be interested in. You will notice some people have more than one committee responsibility. That is usually because we could not get someone new to do the job, so they took on more responsibility. You could help them out!



Architectural Control Chair – Carole Pedersen (Interim)

Reviews and approves house plans, request for remodels, additions, fences, etc. as required by Highland Hills PC&Rs and Bylaws.



Annual Meeting Chair - Duane Chamlee

Responsible for setting up the AGM meeting.



Annual Potluck Picnic Chair – Jean Gurnee

Picnic usually takes place in August.



Beautification Chair – Peggy Napier

Decorates the entrance signs on a seasonal basis.



Caring Chair – Colleen Blazier

Responds to neighbors' for support and services when requested.



Community Involvement – Norman Pedersen

Works with owners regarding their concerns.



Database Chair – Carole Pedersen

Keeps the HHMC database up to date with new owners' addresses and phone numbers. Manages Owner Information/E-Consent forms, including rentals.



Drainage Chair – Russ Stepp

Evaluates ditches and draining ponds for any that need repairs or maintenance needed.



Greenbelt Chair – Norman Pedersen

Works with Highland Irrigation District.



Group Backflow Test Coordinator – Duane Chamlee

Arranges for backflow inspection needed for irrigation systems as required by PUD.



The Highlander Editor – Ernylee Chamlee

Gathers articles, edits and publishes the monthly Highland Hills newsletter.



Information Technology – Ernylee Chamlee

Responsible for the office computer, the HHMC email, info@hmcsequim.org the HHMC Neighborhood Map, and cloud backup of documents.



Inspector of Elections – Debbie Flint

Oversees the election process including determination that a quorum has been reached, validates and counts ballots, and reports the results at the Annual General Meeting.



Internet Chair – Lew Larson

Keeps informed about internet services that work well for Highland Hills residents.



Legislative Liaison Chair – Fritz Langenberger

Keeps us updated on any legislative issues that may affect us.



Mowing Chair – Jeff & Jean Gurnee

Make sure all lots are mowed to protect us from wildfires.



Nominating Chair – Duane Chamlee

Recommends candidates for potential Board of Trustees positions.



Roads Chair – Russ Napier

Plans repairs and striping as needed on Highland Hills roads.



Safety and Awareness – Fritz Langenberger

Oversees and reports on safety Issues for the neighborhood including safety messages and the radar sign report submitted by Doug Earp.



Snow and Ice Removal – Jeff Gurnee

Coordinates our snow removal contracts.



Welcoming Committee – Claire Savage

Welcomes new residence owners at their homes with information packets and a small gift. Welcomes new local lot owners and sends welcome packets to new remote lot owners. Hosts “Welcome Parties” several times a year.

<https://storage.googleapis.com/wzukusers/user-34651882/documents/30ae1bb03d134a72b3617885a6ec31bc/BP%203-6%20rev%20Oct%2008.pdf>

Charities and Associations In Our Area. Give Some of Your Time to:

Do you want to get involved in the Sequim community? Check these out. If something looks interesting to you, contact your Highland Hills neighbor who is a member and will help you get involved. (If you want your charity or association listed, send the information to Ernylee Chamlee at bellelealand@hotmail.com.)



Association of Naval Aviation (ANA): Open to anyone who has an interest in Naval Aviation. One does not have to have been a Naval Aviator to join. Participating members consist of other services, as well as civilian aviation professionals and enthusiasts. The group has a luncheon once a month in Port Ludlow. Contact **Jack Flanagan** at bvictory@earthlink.net



Adopt-a-Highway, an official Department of Transportation volunteer group. Our “**Bell Hill Litter Rangers**” pick up litter from Highway 101 beginning on River Road to Sequim Avenue. Join the Clean Up Adventurers! Contact **Dennis Neeley** at daneeley516@gmail.com



Community Emergency Response Team (CERT) Neighbor Helping Neighbor. Learn to be prepared for emergencies and how to help your neighbors with light search and rescue. Contact **Ernylee Chamlee** at bellelealand@hotmail.com



Greetings residents of HHMC. I am on the Board of Habitat for Humanity, Clallam County. We currently have several projects underway. If you are interested in volunteering or just want more information, please contact me, **Norm Pedersen**, at n.s.pedersen13@gmail.com and I will be happy to help you get involved.



Sequim Food Bank: Our mission is simple yet powerful: no one goes hungry in our community. As the need for food assistance grows, volunteers and community support are more important than ever. To learn more or get involved, contact **Wayne Pedersen** at wpedersen0929@gmail.com



Soroptimists: Sequim International Soroptimists supports education that will help women and girls achieve economic empowerment. It awards scholarships in four areas: Live Your Dream, High School, Continuing Education, and Professional/Technical (Vocational). The Medical Loan Closet has durable medical equipment on loan to community residents at no charge **Contact: Colleen Blazier** at cblazier@bellhill.net



Sequim Wheelers offer free wheelchair bike rides for folks that cannot ride a bike themselves, providing fresh air and sunshine for both riders and volunteers. The ability of these types of bike rides to lift the spirits of disabled individuals was documented by Alberta Health Services. It found that the rides dramatically decrease depression, while improving sleep, appetite, and more. We are providing fun rides on the Olympic discovery trail in Sequim. If you would like more information, contact Jean Gurnee at 562-522-9458



Sunrise Rotary. If you have an interest in community support projects, want more information on the Joe Rantz Rotary Youth House project, or are just interested in what we are about, **Norm Pedersen** would be happy to take you to a meeting. We meet most Fridays at 7AM at the Dungeness River Center. Norm can be contacted at n.s.pedersen13@gmail.com



Volunteer Hospice of Clallam County (VHOCC) has served our community for 45+ years, providing hospice and palliative nursing care without billing anyone—ever. They also lend medical equipment, offer grief support and education to anyone. They need volunteer drivers to deliver and set up medical equipment—a simple way to make a lasting difference. For further info, contact **Wayne Pedersen** at wpedersen0929@gmail.com



VFW Post 4760 in Sequim: Open to any US military veteran who has served the country in wartime. The Post conducts veteran assistance efforts, and honors with awards local student academic excellence, and for achievement in local Scouting organizations. Meetings are held once a month at the Post in Sequim. Contact **Jack Flanagan** at bvictory@earthlink.net



VFW Post 6787 in Carlsborg: Open to any US military veteran who served the country in wartime. The Post conducts veteran assistance efforts throughout the community and recognizes teachers, students, scouts, and first responders in Clallam County. Meetings are held at 1030 a.m. on every third Saturday of the month at the Mariner Café in Sequim. Contact **Mark Dunham** at markdunham_3@msn.com or vfw6787@outlook.com

HHMC 2025-26 Trustees		
President - Carole Pedersen	carolepedersen1@gmail.com	206-327-3261
Vice President - Russ Stepp	rjstepp@outlook.com	206-618-3101
Secretary - Duane Chamlee	duane.chamlee@live.com	360-683-5973
Treasurer - Kitty Boozari	catherineboozari@gmail.com	626-536-9431
Architectural Chair – Carole Pedersen	carolepedersen1@gmail.com	206-327-3261
Drainage - Russ Stepp	rjstepp@outlook.com	206-618-3101
Legislative – Fritz Langenbacher	fritzbacher@gmail.com	858-692-2971
Mowing – Jeff Gurnee	biketzar@gmail.com	562-522-7578
Radar Sign - Doug Earp	info@hhmcsequim.org	unlisted
Roads - Russ Napier	russellcnapier@gmail.com	360-681-8171
Safety - Fritz Langenbacher	fritzbacher@gmail.com	858-692-2971
Snow Removal – Jeff Gurnee	biketzar@gmail.com	562-522-7578
Welcoming Chair - Claire Savage	savageclaire47@gmail.com	303-646-7285