



January 2022

Cedar Ridge Home owners Association P.O. Box7403 Bonney Lake WA 98391

New Board of Directors!

President:

Travis Weber Jr.
(253) 486-0002
President@cedarridgehomeowners.com

Vice President:

Position available

Secretary:

Diana Thompson
(253) 219-2306
Secretary@cedarridgehomeowners.com

Treasurer:

Lillian McGinnis
(253) 862-2248
Treasurer@cedarridgehomeowners.com

Sergeant at Arms/Newsletter:

Carolyn Fry
(253) 350-1306
SgtatArms@cedarridgehomeowners.com

FROM THE BOARD: DUES

DUE

Annual dues notices are being mailed. Please return your check in the amount of \$110 for 2022 dues by February 28th, to avoid late fees and please remember to include your LOT# in the memo line. You will also receive a brief survey included with your dues notice. Please take a moment to fill it out and return it with your payment. Your input is very important to us and will help us serve you better!

CRHOA PRESIDENTS

MESSAGE

Greetings Cedar Ridge Families. Cheers to all for making the best of 2021 and here's to ringing in 2022 with joy and triumph. Our family has been here just one year now, and (to-date) the Christmas lights throughout the neighborhood brought much enjoyment, one of the many selling points when we joined this community. Each newsletter I hope to share a little bit about myself, so you get to know me. To start, one of my free time hobbies is canning food with my grandfather, a skill not just for nostalgia these days it turns out.

More often than not volunteer positions serve as thankless jobs. From our current board to all past boards and committees, thank you for your time and efforts in helping Cedar Ridge remain a neighborhood where people not just want to be here, but love being here and being involved.

I look forward to meeting each of you throughout the coming months whether it be attending the board meetings, community events, or reaching out directly. Our goal as a board is to listen to all of you. We'll do our best to address current challenges and concerns of course, but the real question is what about the future, progression and change? These things can only occur with a community involvement, and it will take all of us to accomplish our community goals. If you can't attend meetings, send us a message from the suggestions page of the website, email us, or setup a time to meet and discuss issues. A board willing to listen can only listen to a community that wants to be heard.

Events Calendar

All Board Meetings will be held the second Wednesday of each month.

Next Board Meeting:

February 9, 2022 @ 6:30 pm
11116 204th Ave Ct. E.

All homeowners are encouraged to attend!

Board Topics

The following topics were addressed in the January 19th Board Meeting

- Homeowners Dues and survey letter to be sent out
- New Board welcome and share their vision moving forward
- Entrance Sign Cleaning and Maintenance Service
- Status on CR Website
- ACC report
- Newsletter and Neighborhood Communication Update
- New and existing committees were discussed and plans to include a tech committee
- Compliance Enforcement
- Contact Pierce Co about scrapes, scuffs and potholes in our streets.

Community Quote

"There is no power for change greater than a community discovering what it cares about." – Margaret J. Wheatley

Architectural Control Committee (ACC) Diana Thompson; Secretary@cedarridgehomeowners.com
Adopt a Street (Street Cleaning)/Welcome Committee Carolyn Fry; SgtatArms@cedarridgehomeowners.com

Just A Friendly Reminder

Now that the days are getting longer and hopefully warmer, it's a great time to get outside and start sprucing up our properties.

A few things to remember.

If you are considering any improvements to your property, please remember to fill out and submit an improvement application form to the ACC for approval. Our new chairperson to the ACC is Diana Thompson and she will be happy to assist you. All improvements must be in line with the current CCR's and submitted before work is to begin. You can find the current form available on our website located at www.cedarridgehomeowners.com.

When we find ourselves with an abundance of yard waste and fallen tree branches that won't fit into our yard waste bins, there is a solution!

- Yard waste can be taken to the Prairie Ridge Transfer station located at 11710 Prairie Ridge Dr. E Bonney Lake. 253-847-7555 at no charge for the first 2000 lbs. Mon-Sun 9AM-4:45pm
- East Pierce Fire Department enforces laws and restrictions for backyard firepits which are in place to protect everybody. Go to www.eastpiercefirer.org to access the most current laws and regulations.
- To protect air quality, the Washington Dept. of Ecology oversees burning of land clearing and residential yard waste. Burn barrels are illegal in the state of Washington. A fire in a burn barrel creates toxic smoke that stays low to the ground. That toxic smoke is harmful and bad for your health. For more information go to www.ecology.wa.gov.

Volunteers Needed!

As we begin a new year, the board would like to introduce some opportunities for homeowners to participate in to maintain the great neighborhood that is Cedar Ridge! Some will sound familiar, or new to our newer neighbors.

Committee Opportunities

Events

Plan and organize various events we have during the year (annual garage sale, 4th of July parade, National night out parade, semiannual road and entrance cleanup event to name a few) All ideas are welcome!

Adopt-A-Road Litter Control

Partnering with Pierce County to keep 112th clean and litter free. Regular pickup and removal of trash helps keep our neighborhood looking sharp! Many hands make light work.

Architectural Control Committee

Assist the chairperson with approval/denial of projects submitted by homeowners for structural improvements as outlined in the CCR's. Any inspections of projects including fencing, roofing, exterior painting, siding, and additions to preexisting dwellings.

Elections Committee

Formed to run an open and fair election of new board members. Responsible for advertising the election, being the contact for candidates, as well as distributing and collecting ballots. All election committee members are to be appointed by the current Board of Directors. You must be a member of CRHOA in good standing, and not be running for a position in the upcoming election.

Finance Committee

Assist the Treasurer when needed.

Welcoming Committee

Put together a welcome package including a copy of our CCR's, newsletter and a gift from our association to new neighbors and present it to them. An opportunity to introduce yourself and make new friends!

Committee Opportunities cont.

Yard-of-The-Month

Each month from May to August, every homeowner can vote for the yard of the month contest. This committee collects and tallies neighborhood votes. Winners enjoy a fun "gardening basket" presented by the committee and get to display Yard of the Month yard sign for the entire month!

Safe Streets

Members of this committee do not have regular meetings, but instead pass on the word about crime in our neighborhood by way of email. This committee will have one member to be the neighborhood liaison to local law enforcement in order to increase the safety in our neighborhood.

Tech Committee

This committee assists with website and social media platform as well as other tech problems the association may encounter. Contact Travis Weber, Jr. for details.

To join any of these committees, contact any Board Member for more information. If you don't see anything that's your cup of tea, come to a board meeting and bring your ideas. We meet the second Wednesday of every month.

Quarterly Treasurer Report



OCT-NOV-DEC 2021

<u>Beginning Balances:</u>	
Checking	\$ 14,587.23
Savings	\$ 5,210.88
Reserve	\$ 4,000.18
<u>Total Beginning Funds:</u>	<u>\$ 23,798.29</u>
<u>Income:</u>	
Dues	\$ 2,573.75
Late Fees	\$ 826.50
Transfer Fees	\$ 100.00
Savings interest	\$.21
<u>Total Income:</u>	<u>\$ 3,500.46</u>
<u>Total Available Funds:</u>	<u>\$ 27,298.75</u>
<u>Expenses:</u>	
Annual P.O. Box Fee	\$ 146.00
Committees	\$ 28.74
HOA Storage	\$ 210.00
Insurance	\$ 1,060.00
Landscaping	\$ 2,624.51
Office Supplies	\$ 48.39
Postage	\$ 173.75
Power	\$ 695.11
Water	\$ 150.04
Website	\$ 190.00
<u>Total Expenses:</u>	<u>\$ 5,326.54</u>
<u>Ending Balances:</u>	<u>\$ 21,972.21</u>
Checking	\$ 12,760.94
Reserve Account	\$ 4,000.27
Savings	\$ 5,211.00
<u>Total Ending Funds:</u>	<u>\$ 21,972.21</u>

Prepared by Lillian McGinnis,
CRHOA Treasurer 1-18-2022