



February 2022

Cedar Ridge Home Owners Association P.O. Box 7403 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 have been mailed. Please return your check in the amount of \$110 for 2022 dues by February 28th, to avoid late fees and remember to include your LOT# in the memo line. Thank you to those who have already paid. You should have received a brief survey included with your dues notice. Please take a moment to fill it out and return it with your payment. Your answers will help us serve you better!

CRHOA PRESIDENTS

MESSAGE

Greetings Cedar Ridge Family. Hopefully everyone received their January newsletter and took a few minutes to read it. We couldn't have had a better day to walk the neighborhood and deliver them. I was fortunate enough to meet several of you and hope to continue meeting more. This month's tidbit about myself: I am a blessed family man with six children (by the time this is delivered) who absolutely love our home and community. My children serve a constant reminder to occasionally let everything go and be a kid again...at the appropriate time of course.

There is a tremendous focus on safety and security in general but highlighted this month. Sadly, there has been a recent rash of theft in the neighborhood. Your board is working hard to come up with options that will ultimately be decided upon by all of you and we want your input. Options include, privatizing the roads and installing gates, security patrols, increased police presence, cameras, etc. In the meantime, here are some tips: Lock all your vehicle doors and leave no valuables in them, have your driveway/motion lights on, familiarize yourself with the vehicles around you so you know who is supposed to be there. If you haven't already, introduce yourself to your neighbors and keep looking out for each other.

"Alone, we can do so little; together, we can do so much"-**Helen Keller**

Events Calendar

All Board Meetings will be held the **second Wednesday of each month. Please call ahead if you plan to attend.**

Next Board Meeting:

March 9, 2022 @ 6:00 pm
20418 108th St Ct. E.

All homeowners are encouraged to attend! Please wear a mask.

Board Topics

The following topics were addressed in the February 9th Board Meeting

- Homeowners Dues collected
- Refunds/credits to homeowners eligible for Covid 19 relief
- Covid 19 relief mandate issued by Governor Inslee for late fees collected between February 2020 and July 2021
- Safety concerns due to recent crimes/theft and vandalism in the neighborhood
- Newsletter update
- Committee updates. Welcome committee to recognize new homeowners in the last 6 months.
- Compliance Enforcement Status
- Pierce Co Road Works to address potholes, resurfacing, scrapes repair to our streets later in the summer.
- Entrance Sign cleaning/Maintenance Service Quote
- ACC report
- Fine policy/Schedule adoption
- Vice President appointment status

SAFETY ALERT!!!

Recently, there have been several reports of suspicious vehicles, theft and vandalism in and around Cedar Ridge and neighboring Fir Ridge. Two homeowners reported catalytic converters stolen, one from a motor home, the other from a Toyota Prius. A white Honda was spotted in the area at the time the motor home was vandalized. The Pierce County sheriff's department was called, and reports were filed. The same white Honda sedan was recorded driving through two homeowners' yards in the early hours of the morning. A Prius was reported stolen from a property in Fir Ridge. A suspicious black GMC Yukon truck was also observed driving through Cedar Ridge the day before the thefts. One of our board members called The Pierce Co. Sheriff to request extra patrols in our neighborhood.

If you see something (visually or on your home security cameras), SAY SOMETHING right away. We've been advised that we need to call the Pierce County Sheriff non-emergency number to report any suspicious activity or problems right away. That number is 253-287-4455, then press option 1 to be connected immediately to someone from the department. If there is a patrol car in the area, they will do a drive through to check things out.

There are things we can do to deter future crimes. Please make sure to lock all your doors and windows, both to your home and vehicles, and don't leave valuables in your cars. Keep your driveway and front porch lights on at night. If you can't park in your garages, back your vehicles as close to your garage doors as possible and close together to minimize access to your vehicle under carriage. Lock up all sheds, and don't leave ladders outside and accessible to prowlers.

The board is looking into holding a community meeting with a representative from local law enforcement, to further educate our neighborhood about what other things we can do, and what law enforcement can and cannot do, now that the laws have changed. We could use a volunteer to be a liaison to law enforcement as well.

Volunteers Still Needed!

Currently, we are looking for a committee chairperson for the Safe Streets committee. This is especially critical with the recent illegal activity in and around our neighborhood. Please contact a board member if you are interested.

We also need a volunteer to chair the elections committee. This would only be for 1 year.

Elections Committee Responsibilities

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.

Board member Opportunities:

There is one position available on the current Board of Directors, for Vice President. This position is for one year and is appointed by the board. If you wish to be considered, please contact any board member and we would love to talk to you!

In the upcoming election in November, 3 board positions will be available. Please consider running for a position. New people mean new ideas to serve you better. Look for your opportunity to get on the ballot this summer.

Calling all foodies!

Do you have a favorite dish you love to make and want to share? Well beginning this month, we are starting something new. Each month we will feature a recipe submitted by you the homeowners, to share with your community. Just send your recipe to Carolyn Fry at sgtatarms@cedaridgehomeowners.com and she will print it in the monthly newsletter. Please send in your recipe by the third Wednesday of the month. Enjoy!

Treasurers Report

All January bills have been paid

Current Balances:

Checking Account	\$13,249.18
Savings Account	5,211.04
Reserve Account	4,500.30

Skillet Chicken with Sun-dried Tomatoes

2lb. Boneless, skinless chicken breasts
Salt and pepper, to taste
5 TBSP butter, divided
3 garlic cloves, minced
1 tsp Italian seasoning
½ tsp crushed red pepper flakes
½ cup unoaked Chardonnay or Sav Blanc
1 Cup chicken broth
¾ Cup heavy cream
½ Cup oil packed thin sliced sun-dried tomatoes
½ Cup thinly sliced fresh basil

Pound chicken breasts to an even thickness in a zip-top plastic bag using the palm of your hand or meat mallet. Season with salt and pepper.

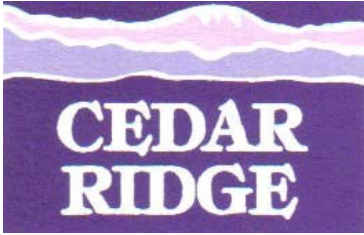
Melt 2 TBSP butter in a large nonstick skillet over medium heat; add half of the chicken and cook 3-4 minutes per side or until done. Remove from skillet. Repeat with 2 TBSP butter and remaining chicken.

Melt 1 TBSP butter in skillet over medium heat; add garlic, Italian seasoning and crushed red pepper flakes. Cook, stirring constantly, for 1 minute.

Add wine; bring to boil, reduce heat and simmer 2 minutes. Add broth; bring to boil, reduce heat and simmer 5 minutes. Stir in cream and tomatoes; simmer 5 minutes.

Return chicken to skillet; stir in basil. Cook 4-5 minutes or until chicken is thoroughly heated and sauce is thickened. Makes 4-6 servings.

Recipe from the Costco Connection November 2018 edition.



Homeowners Improvement Application Form

Approval by the ACC is required before any building, structure, shed, fence, or exterior addition is started, erected, or altered upon any Lot. Attach any plot plans, detail construction diagrams, and color samples along with the Homeowners Improvement Application. **Homeowners must wait for approval before starting a project(s).** Contact the ACC if you have any questions.

Mail application to the Architectural Control Committee at:

CRHOA
C/O-ACC
PO Box 7403
Bonney Lake, WA 98391

Lot#: _____ Date Submitted: _____
Homeowner Name: _____
Address: _____
Email (optional): _____ Phone #: _____

Project Description (please attach a plot plan showing the improvement and a diagram showing details that should be considered) : _____

Square footage of project: _____
Siding materials: _____
Roofing materials: _____
Fencing materials: _____
Driveways/or side driveways materials: _____
Other materials: _____

Exterior colors (please attach a color sample)

Primary: _____
Trim: _____
Accent: _____

Estimated construction time: _____

For Architectural Control Committee (ACC) Only

Date application received by ACC _____

APPROVED _____ DENIED _____

ACC Signature _____

ACC Signature _____