



Cedar Ridge

April 2017

Cedar Ridge Home Owners Association P.O. Box 7403 Bonney Lake, WA 98391

Board of Directors!

President:

Eugene Pfaff, Lot #52
253-862-6789
happydogsx2@msn.com

Vice President:

Jim Bouchard, Lot #24
253-677-9771
jrbouchard3@gmail.com

Secretary/Sargent-in-Arms:

John Sellmann, Lot #23
253-862-2680
jrsellmann@msn.com

Treasurer:

Lillian McGinnis, Lot #32
253-862-2248
mugzymac@aol.com

Newsletter/Welcome:

Sherryl Pfaff, Lot #52
253-862-6789
Happydogsx2@msn.com

FROM THE BOARD

The annual Cedar Ridge Community Adopt-a-Road street clean-up will be Saturday, May 6th. All home owners are invited to participate. We will meet at the front entrance at 10:00 a.m. (205th and 112th) by the rock. Kirsten will be hosting a Hotdog and Hamburger BBQ at the conclusion for all participants.

Murrey's Garbage Disposal will be distributing the new automated garbage containers the between April 17th and May 13. For more information go to murreysdisposal.com

For information on household hazardous waste, please contact Pierce County at <https://www.co.pierce.wa.us/1544/Household-Hazardous-Waste>

Pierce County

To report illegal dumping of garbage or household items, please contact Pierce County Public works at 253-798-4636.

Here is a list of local phone numbers that you might find useful:

**Good Samaritan Hospital –
253-848-6661**

Bonney Lake Library - 253-548-3308

Puget Sound Energy - 1-888-225-5773

Bonney Lake Post Office – 253-826-0902

Sumner Post Office - 253-826-0816

Events Calendar-

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

Next Board Meeting

April 26th at 6:30 pm ~
20306 – 108th St Ct. E.

May 31st at 6:30 p.m.
20306 – 108th St. Ct. E.

Annual Street Clean-up – Saturday, May 6th at 10:00

Canvas & Corks Kiwanis Fundraiser,
Saturday, May 6th 6-8p.m. \$40.00 per person. For more information contact Eventbrite at <http://tiny.cc/f9d3jy>

Monthly Treasurer Report

**TREASURER REPORT
No Report in March**

Architectural Control Committee (ACC) John Sellmann (253-862-2680) jrsellmann@msn.com;
Adopt a Street (Street Cleaning) Kirsten Russell (602-790-4853) kmpollack@yahoo.com;
Welcome Committee Sherryl Pfaff (253-862-6789) happydogsx2@msn.com

A Big Thank You to the Following:

A very big thank you to Brian Hinkley for all his help in working with Notable Web rebuilding the web site.

Projects:

CC&Rs Article III -

Architectural Control Committee

3.2 CONSTRUCTION

APPROVAL. No building or other structure shall be commenced, erected or altered upon any Lot, nor shall any exterior addition be made until the construction plans and specifications and a plot plan showing the nature, kind, shape, height, materials, colors and locations of the same shall have been submitted to and approved in writing by the ACC as to harmony of exterior design and location in relation to, and its effect upon, surround structures and topography. Fencing and landscape plantings are permitted on side and rear property lines as approved by the ACC. If the ACC fails to approve or disapprove such design and location within fifteen (15) days after such plans and specifications have been received by the ACC, approval will not be required, and this Article will be deemed to have been fully complied with. All plans, specifications, and plot plans are to be submitted to the Committee at the following address.

Cedar Ridge Homeowner's Association, P.O. Box 7403, Bonney Lake. WA 98390-7403
See Attached Application Form

Board of Directors

There will be three open positions that will need to be filled for the 2018/2019 term. Elections will be held in November 2017.

If you are interested in becoming a Board Member for 2018/2019 please contact any Board member.

ARTICLE 7 DUTIES & RESPONSIBILITIES OF THE MEMBERS OF THE BOARD

At each annual meeting the members shall elect by majority vote of those present at the annual meeting and those absentee votes received by the Board prior to the annual meeting (to be opened at the annual meeting) individuals to serve as Board members for a two-year term until successor members are elected. Each Lot shall be entitled to one vote for each Board of Director and the voting for directors shall be non-cumulative. The Board of Directors shall consist of President; Vice-President; Secretary; Treasurer; Sergeant-At-Arms/Newsletter Editor. The duties of each Director are as follows:

President The President presides at all Board meetings, Annual meetings and Special Meetings. The President assumes full responsibility for the operation of the Homeowners Association. The President or a designee receives all mail, supplies and communications. The President is authorized to appoint or dismiss all standing and special committees. The President presides or assigns a designated Board member over the Architectural Control Committee.

Vice-President The Vice-President presides at all Board meetings, Annual meetings, and Special meetings in the absence of the President. He/She is ex-officio member of any committees as appointed by the President. The Vice President carries out such duties and assignments as may be delegated by the President.

Secretary The Secretary maintains the register of members and directors; records the minutes of all meetings; is responsible for sending out notice of meetings; maintains records and correspondence of the Association. He/She is ex-officio member of any committees as appointed by the President. The Secretary carries out such duties and assignments as may be delegated by the President.

Treasurer The Treasurer signs checks co-signed by another approved Director, dispenses funds as approved; reports on status of funds Monthly to the Board, Quarterly to the members through the Newsletter, and Yearly at the Annual meeting; maintains financial records; prepares annual budget, tax return and assumes the responsibility for all Homeowner finances. He/She ex-officio member of any committees as appointed by the President. The Treasurer carries out such duties and assignments as may be delegated by the President.





Sergeant-At-Arms/Newsletter Editor The Sergeant-At-Arms is responsible for keeping order and enforcing Roberts Rules-of-Order at all meetings. The Newsletter Editor is responsible for publishing a Monthly Newsletter for the homeowners. The Editor has the responsibility of ensuring that the content of the Newsletter is true and correct. He/She is ex-officio member of any committees as appointed by the President. The Sergeant-At-Arms carries out such duties and assignments as may be delegated by the President.

**Please Come Join Us
Cedar Ridge Community Clean Up and Adopt a Road
Saturday May 7th**



All homeowners are invited to volunteer Saturday May 7th at 10:00 am to participate in our annual community cleanup. It has been a couple of years, but we will be sprucing up the neighborhood and need your help.

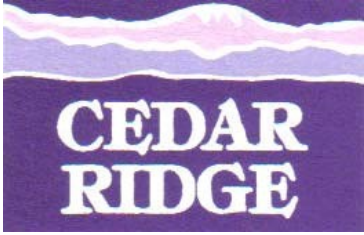
We will meet at the front entrance at 10:00 am (205th and 112th by the rock) divide into groups and get to work. Please bring your rakes, shovels, clippers, gardening gloves (preferably leather for best protection), brooms and we will put you to work on:

-  **Cleaning up 112th for our Adopt a Road Program**
-  **Washing and sealing the front entrance rock**
-  **Cleaning storm drains**
-  **Sprucing up around mail boxes and more**

As a thank you, we will be serving up a BBQ; 11:30 am at Kirsten Russell's for all your hard work. Join us for hamburgers and hotdogs, chips and drink while you get to know your neighbors!

Safety Tips for Clean-up Volunteers

Appropriate Clothing	Long sleeve shirts, long pants, thick soled boots or shoes, gloves and the hard hats and reflective vests that landscaping committee supplies you.
Picking up litter	Face on-coming traffic when possible. Be aware of loose gravel, drop-offs, tripping hazards, uneven ground and other obstructions. Take measures to prevent and avoid possible slips, trips or falls. Work in pairs. Carefully pick up broken glass and place in provided cardboard box. Place filled bags neatly off roadside as not to impede pedestrian traffic or block the view of traffic signs or intersections. When possible, keep recycling items separate.
Participants	Must be 15 years or older to participate, ages 15-18 must be under adult supervision.
Be safe, use caution	Don't use iPod or headsets that interfere with hearing. Don't engage in horseplay. Groups will work on one side of the road at a time. When it is time to switch side, make sure to look both ways before crossing roadway. Don't compact trash bags, injury may result from sharp or broken objects. Don't carry knives, machetes, axes, etc. Don't pick up syringes or hypodermic needles, exceptionally heavy objects, dead animals, or anything that could be toxic or hazardous, rather make note of location and inform committee member. Watch out for stinging insects and thorny plants. Make sure at least one person in your group has a cell phone in case of an emergency.
Nearest Medical Facility	Franciscan Medical Clinic 9230 Sky Island Dr E, Bonney Lake 253-750-6000.



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 _____