

Attention Homeowner

Your February Newsletter for 2017 Follows

Please note the delivery of this newsletter is being done by hand.

In order to minimize printing expenses for the Cedar Ridge Homeowners, the Newsletter Editor is electronically sending the monthly newsletter. We either do not have a current or active email address that we can use for electronic mailing of the monthly newsletter. If you would like electronic delivery so these papers aren't left on your doorstep, please notify our newsletter editor Sherryl Pfaff at happydogsx2@msn.com so she can add or update your email address in our records. Please note: Your email address will never be shared with other homeowners and will only be used by the Board to communicate with you.

If you do not have an email account and would prefer to have the newsletter hand delivered to you, please call Sherryl Pfaff on 253-862-6789 and leave her a message to that effect.

If you prefer not to have the newsletter at all, please notify Sherryl Pfaff at happydogsx2@msn.com or by telephone 253-862-6789 to have your name removed from the Newsletter delivery list.

This is about improving communication of items of interest to all our Cedar Ridge Neighbors.

Thank You.



Cedar Ridge

February 2017

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

Board of Directors!

President:

Eugene Pfaff, Lot #51
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

Homeowner's Dues for 2017

Payment of your dues must be received no later than February 28th, 2017 in order to not be assessed a late fee. In accordance with 4.2 of the CRHOA By-laws... any dues not paid within 30 days of the due date shall incur a late charge of 5% (\$5.50) per month.

If you need to make other arrangements, please contact Lillian McGinnis at mugzymac@aol.com or Eugene Pfaff at happydogsx2@msn.com before February 28th, 2017.

Cedar Ridge Homeowner's Web Site

The Web site has not been working for two years. For better communications, the Board is working with "Notable Web", an internet web design and hosting service, to rebuild and maintain our community's website. The site will provide Cedar Ridge Homeowners access to the current CC&R's and By-laws, Newsletters, Treasurer Reports Meeting Minutes, Forms for ACC, Non-compliance, etc. and Neighborhood Alerts and/or Emergency Messages.

Events Calendar-

Next Board Meeting

February 22nd 6:30 pm ~
20306 – 108th St Ct. E.

Monthly Treasurer Report

TREASURER REPORT
As of December 31, 2016

Beginning Balance:

Checking	7,276.75
Savings	2,207.87
Total Beginning Funds :	\$ 9,484.62

Income

Savings Interest:	.02
Dues	20.00
Total Income	20.02
Total Available Funds :	\$ 9,504.64

Expenses :

Landscaping	494.12
PSE	230.07
Water	60.45
Total Expenses:	\$ 784.64

Ending Balance

Checking	\$ 6,512.11
Savings	\$ 2,207.89

Total Balance : **\$ 8,720.00**

A Big Thank You to the Following:

James Bouchard, Lot 85 and Randy and Carol Rich, Lot 53 for all of their assistance in maintaining the front entrance while a new landscape maintenance contractor was selected.

Larry Simson, Lot 26 and Eugene Pfaff, Lot 51 for their continual efforts in street cleanup as they walk the neighborhood.

Pets

Please be reminded that Cedar Ridge Homeowners are residents of Pierce County. Per 6.02.010 "No dog or cat may be at Large". "At large" means off the premises of the owner or keeper of the animal and not under restraint by leash or chain or not otherwise controlled by a competent person.

As you walk your dog or cat, please pick up their feces so that we can all enjoy walking in our yards and neighborhood without stepping in a mess. Also, animal feces can carry pests and disease that can be transmitted to humans and other pets so it is very important that pet feces be picked up and disposed of properly.

Rodents

Homeowners have noticed rats, raccoons, opossums and other wild animals in the neighborhood. These animals are attracted by bird feeders, squirrel feeders, open containers of pet food left outside and garbage on our properties.

Trailers/Boats

Per the Cedar Ridge Homeowners CC&R's 4.3 VEHICLES. For the period commencing one (1) week after Labor Day extending to one (1) week before Memorial Day, no recreational vehicle and/or commercial vehicle, including but not limited to boats, campers, motor homes, trucks in excess of 3/4

ton, and trailers - whether operable or not - of any kind shall be parked, stored, maintained or constructed on any Lot or street in such a manner to be visible from the street or neighboring lots, except that portion extending above the maximum height of the required fence. Recreation vehicles and/or commercial vehicles parked behind a fence is considered acceptable.

If you have a recreational vehicle and/or commercial vehicle, including but not limited to boats, campers, motor homes, trucks in excess of 3/4 ton, and trailers - whether operable or not - of any kind parked, stored, maintained or being constructed on any Lot or street in such a manner to be visible from the street or neighboring lots, please remove said item from your premises or park it behind appropriate fencing immediately.

Garbage and Trash

Per the Cedar Ridge Homeowners CC&R's 4.5 GARBAGE AND TRASH. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept only in sanitary containers properly screened and shielded from adjacent properties. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, refuse pile, vehicles, underbrush, compost pile or other unsightly growth or objects shall be allowed to group, accumulate or remain on any Lot so as to be a detriment to the neighborhood or become a fire hazard.

Neighborhood Safety

As a reminder, to prevent flooding in the neighborhood the drain gratings must be free of debris. Please take the time to inspect any gratings in the street near your home and clear if needed.

Volunteers Needed

In past years there have been several events and activities for the enjoyment of the homeowners of Cedar Ridge. Events included Christmas Caroling, Ice cream Socials, Movie Night, Street Clean-up, Annual Garage Sale and Yard of the Month. All of these activities have been stopped due to the lack of volunteers. The Board of Directors can no longer provide enough support to continue without help. If you are interested in supporting these activities, please contact any Board member.

Board of Directors

Terms of elected Board of Directors are for two years. If a Board member resigns his/her term the remaining Board members may appoint a volunteer for the remaining term of that Board member. If no homeowner comes forth to have his/her name placed on the ballot for consideration to becoming a Board of Director the Current Board members may appoint a volunteer for a one year term to serve as a Board member.

Eugene Pfaff and Sherryl Pfaff were each elected to a two year term ending December 2018.

Jim Bouchard, John Sellmann and Lillian McGinnis were appointed to a one year term ending December 2017.

Therefore, there will be three open positions that will need to be filled for the upcoming Elections to be held in November 2017.

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

Cedar Ridge Homeowner's Association 2017 Proposed Budget

Anticipated Income

2017 Homeowner Dues 86 x \$110.00	\$ 9,460.00
Fees	<u>385.00</u>
Total Income	\$ 9,955.00

Proposed Expenses

Annual State Corporation Fee	10.00
Annual P.O. Box Fee	85.00
Insurance	1,100.00
CCR Rewrite	150.00
Committees	150.00
Contingency	225.00
Events	150.00
HOA Maintenance Fund	75.00
Landscaping	3,000.00
Newsletter	50.00
Office Supplies	100.00
Postage	150.00
Professional Fees/Legal/Liens	300.00
Power	2,720.00
Water	300.00
HOA Storage	780.00
Website/ Web	<u>500.00</u>
Total Expenses	\$9,845.00

1-1-2017