



Cedar Ridge

May 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

Annual 4th of July Parade

It's not too early to begin planning for this year's celebration. The Sumner Band will be marching in the Parade and once again, the East Pierce Fire Department will have a Fire Truck in the Parade. We are hoping to have one or two local Police Cars in the Parade also. We encourage all of our young people to decorate their bikes and trikes and ride in the Parade. This is the time to polish up your vintage cars and decorate your riding lawn mowers and ride in the Parade as well. Please contact John Sellmann at 253-862-2680 or jrsellmann@msn.com for more information.

Non-Compliance

The Board has reviewed and approved the updated non-compliance procedure. All homeowners who are in non-compliance with the CC&R's will be receiving notifications for immediate resolution.

Cedar Ridge Web Site

<http://www.cedarridgehomeowners.com>
The web site is up and running again. The Board is working with the web hosting service to update content of the site. Improvements and additions will be forth coming.

Events Calendar-

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

Next Board Meeting

May 31st at 6:30 pm ~
20306 – 108th St Ct. E.

June 28th at 6:30 p.m.
20306 – 108th St. Ct. E.

Quarterly Treasurer Report



TREASURER REPORT
See Attached Report

The following topics were addressed in the April 26th Board Meeting

- Homeowners Dues Status:
- New Home owners
- Landscape Maintenance Service update
- Procedure Document Updates
- Status on CR Website
- ACC report
- Newsletter and Neighborhood Communication (Facebook) Update
- Welcome Committee Report

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 Kirsten and Sean Russell, John Sellmann, Eugene Pfaff and Barb Moberg for all your assistance with the May 6th Street Cleanup. Over 5 truckloads of debris and garbage were collected and removed. Overhanging tree limbs and blackberry vines were also removed to make the street shoulders safer for pedestrians and improved driver visibility along 112th.



Kirsten Russell & John Sellmann



Sean & Kirsten Russell - Job almost done.

Recreational Vehicles

As summer approaches, the Board would like to remind all homeowners of the following CC&Rs regarding:

4.3 VEHICLES. For the period commencing one (1) week before Memorial Day and one (1) week after Labor Day recreational vehicles i.e. boats, campers, motor homes and trailers may be parked in driveways and approved side driveways. No recreational vehicles i.e. boats, campers, motor homes and trailers shall be permitted to be parked or stored on landscaped areas visible from the street.

Farm Animals

The Board has received inquiries regarding farm animals in our neighborhood. This issue is addressed per the Cedar Ridge CC&Rs.

4.4 PETS. No animals or fowl shall be raised, or kept or permitted on any Lot except domestic dogs, cats, and caged birds kept within the dwelling unit: provided such dogs, cats and pet birds are not permitted to run at large, be raised for commercial purposes or in unreasonable numbers. No such household pet(s) which is or becomes an annoyance or nuisance to the neighborhood shall thereafter be kept on any Lot.

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.

Elections Committee

In order to ensure an honest and fair election of new Board Members this November, the Board needs to have 3 volunteers to be on the Elections Committee. This committee is formed to run an open and fair election. They are responsible for advertising the election, being the contact for all candidates, as well as, distributing and collecting ballots.

To qualify for the Committee you must be a member of CRHOA, considered to be in good standing, and not be running for a position on the Board in the upcoming election. All election Committee members are to be appointed by the current Board of Directors. **Procedures:** In July, no later than the August Board meeting, the committee will submit a notice to all homeowners about the upcoming election for the August Newsletter.

If you are interesting in assisting the Board with the election of the 2018/2019 Board members, please contact any Board Member.

**January, February, March 2017 QUARTERLY TREASURER REPORT
Cedar Ridge Homeowners Association
As of March 31, 2017**

Beginning Balance:

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

Total Beginning Funds:

***** \$ 8,720.00**

Income:

Dues	\$ 7,685.00
Past Year Dues	300.75
Late Fees	60.50
Transfer Fees	400.00
Savings interest	<u>.06</u>

Total Income: \$ 8,446.31

***** \$ 8,604.97**

**** Accounting Adjustment related to 4th quarter 2016 & 1st quarter 2017 fraud, ACH corrections of \$158.66 (\$162.66 - \$4.00)*

Total Available Funds:

\$ 17,324.97

Expenses:

Annual State Corporation Fee	\$ 10.00	(State of Washington-Sec. of State)
Contingency	194.40	(Meeting Signs)
HOA Storage	195.00	(Centennial Storage)
Landscaping	741.18	(Kimball Landscaping)
Newsletter	84.29	(Copying)
Postage	47.00	(Dues Mailing)
Power (PSE auto pay)	701.40	(Puget Sound Energy)
Water	13.26	(City of Bonney Lake)

Total Expenses

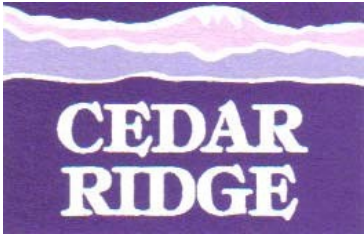
\$ 1,986.53

\$ 1,986.53

Ending Balance

\$ 15,338.44

Checking	\$ 13,130.49
Savings	<u>\$ 2,207.95</u>
Total	\$ 15,338.44



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 _____