



# Cedar Ridge

**October 2018**

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

Cedar Ridge Web Site – [www.cedarridgehomeowners.com](http://www.cedarridgehomeowners.com)

## Board of Directors

### **President:**

Eugene Pfaff, Lot #52  
253-862-6789  
[happydogsx2@msn.com](mailto:happydogsx2@msn.com)

### **Vice President:**

Jim Bouchard, Lot #24  
253-677-9771  
[jrbouchard3@gmail.com](mailto:jrbouchard3@gmail.com)

### **Secretary/Sargent-in-Arms:**

John Sellmann, Lot #23  
253-862-2680  
[jrsellmann@msn.com](mailto:jrsellmann@msn.com)

### **Treasurer:**

Lillian McGinnis, Lot #32  
253-862-2248  
[mugzymac@aol.com](mailto:mugzymac@aol.com)

### **Newsletter/Welcome:**

Sherryl Pfaff, Lot #52  
253-862-6789  
[Happydogsx2@msn.com](mailto:Happydogsx2@msn.com)

### **Elections Committee Chairman**

Karen Dale  
[crelection@yahoo.com](mailto:crelection@yahoo.com)

### **Cedar Ridge Homeowner's Web Site**

The web site is working. The site provides Cedar Ridge Homeowners access to the current CC&R's and By-laws, Newsletters, Treasurer Reports Meeting Minutes, various forms, and Neighborhood Alerts and/or Emergency Messages.

The web address is  
[www.cedarridgehomeowners.com](http://www.cedarridgehomeowners.com)

## **FROM THE BOARD**

### Per the CC&R's Section IV:

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.

### Annual Meeting

The Annual meeting has been scheduled for Saturday, November 10<sup>th</sup> at the Bonney Lake Library. The Meeting will begin at 10:30 a.m. and will end promptly at 12:15 p.m. If you wish to make a presentation, you must notify the Board no later than November 1<sup>st</sup>. The Ballots for the 2019/2020 Board of Directors will be tallied and the election will be certified at the meeting.

## **Events Calendar-**

**Board Meetings will be held the Last Wednesday of the Month at the home of Eugene Pfaff**

### **Board Meeting Schedule**

**October 24<sup>th</sup> (date changed because of Halloween)**

**November 10<sup>th</sup> Annual Meeting  
Bonney Lake Library 10:30**

No Board Meeting in December

### **TREASURER REPORT**

As of August 31<sup>st</sup>  
Balance in Checking \$10,637.50  
Balance in Savings \$7,208.77

All Banking records of the current year are available for review at every Board Meeting.

### **September Board Meeting Review**

- Obstructed Street Lights
- Compliance Issues
- Dues
- HOA Finance Report
- Elections Status

Architectural Control Committee (ACC) John Sellmann (253-862-2680) [jrsellmann@msn.com](mailto:jrsellmann@msn.com);

Adopt a Street (Street Cleaning) Kirsten Russell (602-790-4853) [kmpollack@yahoo.com](mailto:kmpollack@yahoo.com);

Welcome Committee Sherryl Pfaff (253-862-6789) [happydogsx2@msn.com](mailto:happydogsx2@msn.com)



Thank you Jay Sargent for the many things you do for your neighbors.  
 Thank you Kirsten Russell for your continued efforts in keeping our neighborhood safe and trash free.



**As Leaves Fall  
 Keep Storm Drains Clear!**

**HALLOWEEN SAFETY**



**Walking**

- Always walk on set paths.
- Cross streets in designated crosswalks.
- Teach children to make eye contact with the drivers before crossing in front of them.

**Driving**

- Enter and exit driveways cautiously.
- Eliminate distractions in your vehicle and focus on the road.
- Take extra time to look at intersections, be observant.

**Costumes**

- Decorate costumes with reflective tape or stickers.
- Choose face paint instead of masks which can obstruct the child's vision.
- Have kids carry glow sticks or flashlights to help them see and be seen.

**Parents**

- Do not allow children under 12 years of age to trick-or-treat without parent supervision.
- Check treats for signs of tampering before your child is allowed to eat it. Candy should be thrown away if the wrapper is torn or faded.
- Twice as many child pedestrians are killed on Halloween night than on any other of the year.

**Package Delivery Thefts**

There have been several reports of package thefts from several delivery carriers in our neighborhood. Suggested preventive measures include:

**Preventing package theft Ideas:**

1. Have packages delivered to your work
2. Schedule deliveries for times you will be home
3. Buddy up with a neighbor.
4. Require a signature.
5. Consider using a smart locker
6. Try a lockbox
7. Package Guard

**If your package is stolen,** delivery carriers suggest that you

1. Contact the Seller
2. Contact the Delivery Company
3. Contact your credit card Company

**FYI - Pierce County Real Property Value Notice**

The Pierce County Assessor/Treasurer Office is in the process of mailing the 2019 Property Valuations to all homeowners. During the recent Board Meeting it was brought to the attention of all that the Valuations for Structures did not increase significantly. However, the land valuations for many increased more than 20%. To appeal the Assessor's determination, contact the Board of Equalization at [www.piercecountywa.org/boe](http://www.piercecountywa.org/boe) or 253-798-7415

## Cedar Ridge Homeowners Board of Directors Elections for 2019/2020 Term

There are two Board of Director positions open for the two year term commencing January 1, 2019 ending on December 31, 2020. To run for one of the two open positions, you must be a resident of the Cedar Ridge Homeowner's Association in good standing.

Submit your candidacy one of two ways:

1. By Letter addressed to CRHOA, P.O. Box 7403, Bonney Lake WA 98391, Attn: Karen Dale, Election Committee Chairman or
2. By Email at [crelection@yahoo.com](mailto:crelection@yahoo.com)

The closing date for candidacy submissions was September 19, 2018. No submissions will be accepted after September 19, 2018.

Two homeowners submitted their names to be placed on the Ballot for the election to be held on November 10, 2018. They were Sherryl Pfaff, the current Newsletter and Kirsten Russell, the current Adopt-A-Street Committee Chairman.

Ballots will be mailed to all homeowners in good standing in mid-October. In order to be heard and your wishes known, it is important for you to vote. Your completed ballots may be mailed to the Cedar Ridge Post Office Box, hand delivered at the Annual Meeting which will be held on November 10, 2018 at the Bonney Lake Library at 10:30 a.m.. Or you may give your completed ballot to any homeowner with a letter with your signature giving that homeowner permission to deliver your ballot to the Board of Directors.

All ballots must be sealed in the return envelope with the safety seal on the back flap with your name, address and lot number on the front of the envelope.

Delivery of your Ballot will be recorded on the Ballot Count Form. Your envelope will be opened and your ballot will be separated from the envelope and ballots given to the three-person election counting group where the votes will be tallied and results reported in the Meeting and the election will then be ratified.

The Board members will determine which office each member will hold for the two year term.

Per the 1995 Recorded By-Laws;

### 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.