

# Cedar Ridge Annual Meeting

## 2018 Review

- Company (Enumclaw Landscape Inc.) continues to perform maintenance of our HOA entrance's and planting areas.
- **4** new homeowner families have taken up residence in our Cedar Ridge community. Welcome!
- Worked with the local Pierce County Public Works Department for added arterial roadside vegetation management (extra mowing and brush cutting to increase safety for pedestrian use of roadside right-of-ways. Again this year the Public Works Department assisted on several instances of garbage, trash and vegetation debris dumping's along 112<sup>th</sup> Street East and within our neighborhood streets. Additionally replaced several damaged or missing street signs.
- Conducted one "Clean Streets" – "Adopt-A-Road" neighborhood roadside cleanup. Several homeowners continue to frequently perform trash pick-up and debris removal throughout the year along our neighborhood roadsides and arterials. Congratulations to them!
- Events: the Annual 4<sup>th</sup> of July Parade was a huge success again this year. Several homeowners participated in our neighborhood "Garage Sale" weekend.
- The Cedar Reader Newsletter continues to be disseminated through Email, Facebook and Hardcopy per homeowner's requests.
- Addressed neighborhood street safety issues: overgrown trees, bushes or plantings. NOTE: the obstruction of several neighborhood streetlights by adjacent trees has been corrected.
- The main entrance (only) was re-barked at minimum cost to the CR HOA by homeowner volunteers this summer.
- The ACC again responded to several home and lot improvement requests. House exterior remodels, fences, roof replacements, sheds etc.
- The Cedar Ridge Homeowners Association Website is up and working. Several changes and improvements have been effected. Including the addition of committee procedures.
- Processed several Neighborhood Non-compliance Issues or Concerns. Most were resolved without going through with formal notifications. Simply talking and verbally communicating and discussing in a neighborly manner with the effected parties was used whenever possible.
- However, several formal non-compliance letters were written with only a few requiring a second or third letter for the following issues.
  - CC&R Non-Compliant Issues involved:
    - 1) Article IV 4.2 -"Maintenance of Structures and Landscaping"
    - 2) Article IV 4.3 "Vehicle"
    - 3) Article IV 4.5 "Garbage and Trash"
  - **Note:** the recurring issue related Article IV 4.4 "Pets" was less of a problem throughout 2018 as compared to past years.

## **2018 CR HOA Issues & Concerns**

- May need to do some repairs to main entrance lighting and electrical receptacles.
- **CC&R's / Bylaws:** Nearing final rewrite of our associations' covenants and bylaws to bring them in-line with current community realities and changes that have accumulated over the past twenty plus years.
- **Committees:** Again, due to lack of volunteers stepping forward this last year, the following events/activities were either not supported or less actively performed as compared to past years. Most of the current Board of Director members are also involved with other community volunteering activities and without increased support from "non-board" volunteers the Board is hard pressed to find time or initiative to do even more for the Homeowners Association. Without volunteers the following committees will continue to be inactive for 2019.
  - **Landscaping Committee** and "**Yard of the Month**"
  - **Safe Streets Committee**
  - **Events Committee**
- **Re-barking of the smaller neighborhood entrance** areas will be determined next spring. It has been several years since this was last performed. Hopefully this can be accomplished with volunteers to minimize labor and materials costs.