



Cedar Ridge

July/August 2018

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

Cedar Ridge Web Site – www.cedarridgehomeowners.com

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

Elections Committee Chairman

Karen Dale
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

FROM THE BOARD

Pierce County Burn Ban

Pierce County's Fire Marshal, in partnership with the Pierce County Fire Chiefs' Association, has declared a countywide burn ban effective Thursday, July 12 at 8 a.m., until further notice.

The burn ban applies to all land clearing and yard debris outdoor burning. The ban does not apply to small recreational fires in established fire pits at approved campgrounds. The use of gas and propane self-contained stoves and barbecues are allowed under the ban.

Recreational fires must:

- Be built in a metal or concrete fire pit, such as those typically found in designated campgrounds and not be used as debris disposal
- Grow no larger than three feet in diameter
- Be located in a clear spot free from any vegetation for at least 10 feet in a horizontal direction, including at least 25 feet away from any structure and allow 20-foot vertical clearance from overhanging branches
- Be attended at all times by an alert individual and equipment capable of extinguishing the fire, such as hand tools and a charged garden hose or not less than two 5-gallon buckets of water
- No burning when winds exceed 5 miles per hour.

If you have an approved burn permit from the Washington State Department of Natural Resources (DNR) and/or your property falls under the jurisdiction of DNR, you are advised to call 1-800-323-BURN for more information.

For current information, please call the Pierce County Burn Ban hotline (253) 798-7278.

Events Calendar-

Board Meetings will be held the last Wednesday of each month at the home of Eugene Pfaff

Board Meeting Schedule

August 29th
September 26th

TREASURER REPORT

As of June
Balance in Checking \$9,873.26
Balance in Savings \$7,208.65

Quarterly Report Attached

July Board Meeting Review

- Landscape Services Update
- Compliance Issues
- Dues
- HOA Finance Report
- 4th of July Parade Review

Board of Director Elections

There will be two open Board member positions for the 2019/2020 term. Elections will be held in November 2018. Terms of elected Board members are for two years.

If you are interested in becoming a Board Member for 2019/2020 term please contact **Karen Dale (Elections Committee Chairman) at crelection@yahoo.com**

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

Thank You's

Thank you Eugene Pfaff for weeding the front entrance for July.

Thank you Jim Bouchard for re-raking the beauty bark at the front entrance for July

27th year for the 4th of July Parade!!!

Thank you John Sellmann for another great 4th of July Parade. Without your planning and coordination Cedar Ridge would not have a parade.

The Board would also like to thank Jim Bouchard, Eugene Pfaff and Sherryl Pfaff for setting up, manning and cleaning up the refreshment table.

Again the Sumner Band marched with 125 members of the band. There were many decorated bikes, cool cars, dogs and kids in strollers and wagons in the parade. One of our resident Police Officers was able to drive his police car in the parade. And for the 27th year, East Pierce County Fire and Rescue was able to have a fire truck in the parade, however they were called away for an emergency and was not able to complete the parade route. At final count there were close to 175 participants in the parade.

Wildlife Sightings

Residents have seen an increased number of possums and raccoons in our area. As stated in the past, open pet food containers left outside, bird food feeders and garbage are very enticing to hungry, roaming animals. Also, garbage and debris piles are great nesting places for wildlife. For the protection and safety to pets, as well as humans, please do not leave open containers of food or garbage on your property. To prevent nesting areas, remove all garbage and debris piles from your property.

Fire Hazards

Because of the high fire hazard due to the extreme heat and no rain, it is extremely important for all residents to keep their yards free of garbage, debris piles, dead and dry yard waste. For your safety and the safety of your neighbors, please make sure that your landscaping poses no fire hazard.

Water Meters

The Board was notified by the Bonney Lake Public Works Office that several water meters in our neighborhood are obstructed and/or inaccessible. All water meters must be readily accessible 24/7 and free of shrubs and flowers so that the Meter Reader can easily access the meter for reading and maintenance purposes.

Trailers and Recreational Vehicles

Please note that per the 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. **(This Year the deadline date is September 10th)**

THANK YOU to all who helped make Cedar Ridge's 27th Annual Independence Day Parade a Success!



April, May, June 2018 QUARTERLY TREASURER REPORT
Cedar Ridge Homeowners Association
As of June 30, 2018

Beginning Balance:

Checking	\$ 8,686.23
Savings	\$ 7,208.47

Total Beginning Funds: **\$ 15,894.70**

Income:

Dues	\$ 2,235.00
Late Fees	113.00
Transfer Fees	-0-
Savings Interest	<u>.18</u>

Total Income: **\$ 2,348.18**

Total Available Funds: **\$ 18,242.88**

Expenses:

Committees	100.00	(Welcoming)
HOA Storage	210.00	(Centennial Storage)
Landscaping	178.16	(Rain Pro's Inc.)
Power (PSE auto pay)	652.81	(Puget Sound Energy/Street Lights)
Website	20.00	(Notable Web)

Total Expenses **\$ 1,160.97**

Ending Balance **\$ 17,081.91**

Checking	\$ 9,873.26
Savings	<u>\$ 7,208.65</u>

Total **\$ 17,081.91**

Prepared by Lillian McGinnis, CRHOA Treasurer 7-23-2018

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

There are two 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

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

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.