



Cedar Ridge

October 2017

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

FROM THE BOARD

There are three Board of Director positions open for the 2018/2019 term. Three homeowners submitted their names to be placed on the Ballot for the election to be held on November 4, 2017. They were Jim Bouchard, currently the Vice President, Lillian McGinnis, currently the Treasurer and John Sellmann, currently the Secretary/Sgt. At Arms.

Ballots were mailed to all homeowners in good standing in 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 4, 2017 at the Bonney Lake Library at 4:30 p.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 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.

Events Calendar-

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

Next Board Meeting

ANNUAL MEETING

Saturday, November 4th
Bonney Lake Public Library
18501 – 90th Street East
Bonney Lake WA 98391
4:30 p.m. to 6:30 p.m.

No Board Meeting in November 2017

No Board Meeting in December 2017

TREASURER REPORT

See Quarterly Report - attached

The following topics were addressed in the October 18th Board Meeting

- Landscape Maintenance
- Property Management Co.
- 2017 Annual Meeting
- Web site updates
- Non-compliance
- ACC
- Treasurer's Quarterly Report
- Welcome committee
- Monthly Newsletter

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

Cedar Ridge HOA CC&Rs and Bylaws

The most recent CC&Rs and Bylaws as recorded with Pierce County are now available on the Cedar Ridge HOA website.

Neighborhood Safety Issues

Street Lights

Several trees have grown up and over the street light poles blocking light and/or the light sensor. The street lights were erected to provide lighting in the neighborhood in an effort to keep our streets safer. If the trees are blocking the sensors on the light poles then the lights will remain on 24/7 which increases the CRHOA power bill. It is the responsibility of the homeowner to keep the light poles clear of obstructions. If you need assistance, please contact any Board Member.

Winter Issues

With inclement weather upon us it is vitally important to keep storm drains free of debris to prevent flooding.

If you have graveled areas in and around your lot at the edges of driveways or the street, please take the time to remove any gravel or rock that has migrated onto street surfaces to prevent further problems.

Architectural Control Issues

Approval by the ACC is required before any building, structure, shed, fence, or exterior addition is started, erected, or altered upon any Lot. This includes any exterior painting of said building or structure.

For your convenience, a copy of the Cedar Ridge Homeowner's Improvement Application form is attached. However, you may also find a copy of the application form on the CRHOA Web site.

How Time Flies

Day Light Savings Time comes to an end on November 5th this year. Remember to set your clocks back one hour.

July, August, September 2017 QUARTERLY TREASURER REPORT
Cedar Ridge Homeowners Association
As of September 30, 2017

Beginning Balance:

Checking	\$ 12,384.95
Savings	\$ 2,208.01

Total Beginning Funds:

\$ 14,592.96

Income:

Dues	\$ 370.00
Dues (2018)	110.00
Late Fees	90.50
Transfer Fees	200.00
Savings interest	<u>.10</u>

Total Income: \$ 770.60

\$ 770.60

Total Available Funds:

\$ 15,363.56

Expenses:

Events	170.88	(July 4th)
HOA Storage	210.00	(Centennial Storage)
Insurance	1,079.00	(American Family Insurance)
Landscaping	384.48	(Kimball Landscaping & Bark)
Newsletter	37.22	(Copying)
Office Supplies	44.66	(Paper)
Power (PSE auto pay)	678.01	(Puget Sound Energy)
Water	104.72	(City of Bonney Lake)
Website	55.00	(Notable Web)

Total Expenses

\$ 2,763.97

\$ 2,763.97

Ending Balance

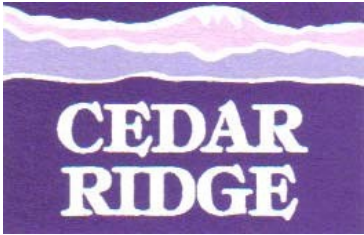
\$ 12,599.59

Checking \$ 5,391.48

Savings \$ 7,208.11 ** On 8-29-2017 \$5000.00 was transferred from checking to savings

Total \$ 12,599.59

Prepared by Lillian McGinnis, CRHOA Treasurer 10-18-2017



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 _____