



Cedar Ridge

September 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

Per the CC&R's Paragraph 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.

September 12, 2017 is one week after Labor Day 2017. Therefore, all recreational vehicles and/or commercial vehicles, 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 must be parked in such a manner to not 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.

Events Calendar-

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

Next Board Meeting

September 27th at 6:30 p.m.
20306 – 108th St. Ct. E.

October 25th at 6:30 p.m.
20306 – 108th St. Ct. E.

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.

TREASURER REPORT

Beginning Balance:	\$14,592.96
Total Income:	\$100.02
Total Expenses:	\$1,061.66
Ending Balance:	\$13,631.32

As of July 31, 2017

The following topics were addressed in the August 30th Board Meeting

- Landscape Maintenance:
- Procedure Document Updates
- Status on CR Website
- ACC report
- Non-compliance
- Treasurer's Monthly Report
- 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

CC&Rs and Bylaws Updates

One of the responsibilities of the Board is to occasionally update the CC&Rs and Bylaws. The last revisions were done in 2011.

The Board of Directors will be updating the current CC&Rs and Bylaws in the coming months. If you have any changes or additions to be considered for an addendum, please submit your inputs to any Board member or mail them to the P.O. Box 7403. All suggestions must be in writing. This is your opportunity to have an input to any changes. At the conclusion of the rewrites, the changes/additions will be sent to all homeowners for their approval.

. In order **for ratification 51% of Lot Owners, in good standing, will need to approve the changes.**

Board of Directors

As its been reported each month, there will be three Board of Director positions available for a two year period commencing January 2018 thru December 2019. Eugene Pfaff and Sherryl Pfaff were elected last year and their terms expire on December 31st 2018. If no one comes forward to have their name placed on the ballot then some tough decisions will have to be made. Discussions will include hiring a very expensive Property Management Company. Discussions will include the termination of the HOA and if that happens turning off the water at the front entrance plus no landscaping and turning off the street lights as there will be no one to collect dues and pay monthly bills. Two people simply cannot perform the duties of Five.

If you are a homeowner in good standing and are interested in becoming a Board Member for 2018/2019 please submit your name, address, telephone number and lot number, in writing, to any Board member. You may mail your submission to the CRHOA Post Office Box 7403 or send an email to Eugene W. Pfaff at happydogsx2@msn.com All submissions must be received no later than October 1st so that a ballot may be mailed to all homeowners, in good standing, for voting. Ballots will be counted at the Annual Meeting of November 4th.

Neighborhood Safety Issues

School Has Started

School has started in Puget Sound. Please watch your speeds throughout our neighborhoods as students will be walking to and from school or getting on and off school busses and sometimes they do not look where they are walking.

Parking Vehicles on the Street

If you must park your vehicle on the street, please offset your vehicle parking from your neighbors if he/she is parking their vehicle across the street from you. Remember - school busses, mail trucks, delivery trucks, garbage trucks and emergency vehicles all need to get thru our streets to provide services.

Fire Hydrants

Never park your vehicle in front of or close to any fire hydrant. Firemen and Emergency Workers need to have clear access to all fire hydrants. If your car is blocking a fire hydrant your vehicle could be damaged, towed or you may receive a hefty fine.

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.