



March 2022

Cedar Ridge Home owners Association P.O. Box7403 Bonney Lake WA 98391

**BOARD OF DIRECTORS**

**President:**

Travis Weber Jr.  
(253) 486-0002  
[President@cedarridgehomeowners.com](mailto:President@cedarridgehomeowners.com)

**Vice President:**

Erynn Marlar  
(808)779-9909  
[VicePresident@cedarridgehomeowners.com](mailto:VicePresident@cedarridgehomeowners.com)

**Secretary:**

Diana Thompson  
(253) 219-2306  
[Secretary@cedarridgehomeowners.com](mailto:Secretary@cedarridgehomeowners.com)

**Treasurer:**

Lillian McGinnis  
(253) 862-2248  
[Treasurer@cedarridgehomeowners.com](mailto:Treasurer@cedarridgehomeowners.com)

**Sergeant at Arms/Newsletter:**

Carolyn Fry  
(253) 350-1306  
[SgtatArms@cedarridgehomeowners.com](mailto:SgtatArms@cedarridgehomeowners.com)

**FROM THE BOARD:**

Annual dues of \$110 were due by February 28, 2022. 55 lot owners have already paid. Thank you for your promptness! If you have not paid, please do so as soon as possible to avoid any late fees. Late fees begin to accrue starting April 1<sup>st</sup> at the rate of 5% (\$5.50 per month). If you need to make payment arrangements, please contact Lillian McGinnis at [Treasurer@cedarridgehomeowners.com](mailto:Treasurer@cedarridgehomeowners.com). Please include your lot # in the memo line.

**CRHOA PRESIDENTS**

**MESSAGE**

Happy spring Cedar Ridge Family. This month's little bit about me: I'm a bit of a gear head. I absolutely love cars and racing. My drag racing days aren't gone yet and I love getting out there in my '76 Camaro that me and my father shared when I was younger. It's exhilarating moving ¼ mile in 10 seconds.

The days are getting longer, and it's been wonderful seeing people out and about again. We can finally abandon our winter hibernation in favor of outdoor activities. We are just three months in and still have lots to do.

**Upcoming:**

We are working on scheduling a neighborhood safety meeting; We still need a volunteer for an elections Chairperson; There will be more information on the security options for CRHOA community presented soon.

I urge as many of you as possible to attend the board meetings either virtually or in-person, so your board can continue to work on your behalf. Thank you to those who have submitted surveys back, we appreciate your responses, please keep them coming.

**Events Calendar**

**Next Board Meeting:**

April 12, 2022 @ 6:00 pm  
11101 203<sup>rd</sup> Ave. E Lot #46

All homeowners are encouraged to attend!

**Board Topics**

**The following topics were addressed in the March 16th Board Meeting**

- Research and cost of possible upgrade to a gated community
- Appointment of a new board member Erynn Marlar Lot#46
- ACC report
- Newsletter and Neighborhood Communication Update
- Status of existing committees were discussed
- Creation of Governance Documentation committee (CCR's rewrite)
- Compliance issues to be covered in the newsletter
- Status with PC Public Works/Adopt-A-Street program
- Hospitality letters and gift baskets to go out
- Possibility of combined gathering with Fir Ridge, using their park, to hold the informative meeting with local law enforcement about safety in our neighborhoods

**Community Quote**

"There is immense power when a group of people with similar interests gets together to work toward the same goals."

**-Idowu Koyenikan**

## Welcome New Neighbors!

Over the last 6+ months, 10 new families have moved into our community. The Hospitality Committee would like to take a minute to recognize them and welcome them into the CRHOA.

Lot #9 -Karl & Andrea Browne

Lot #88 -Kaden Jacobs, Tasha Lynn& Wendy Petronave

Lot # 76-Travis & Cassandra Weber

Lot # 56- Jason Olson & Cynthia Montiel

Lot # 64- Travis & Courtney Muir

Lot # 46- Blake & Erynn Marlar

Lot # 34- Justin Fitcher & Mariah Rawson

Lot # 55- Brian Sargent

Lot # 86-Catalan Christian & Melisa Wilson

Lot # 4- Jordan Abdullah & Samantha Stanhope

If you see any of them out and about, introduce yourself and give them all a warm welcome!

## SPRING IS HERE!

Finally, after a very wet and dreary winter, the trees are budding, and flowers are blooming again. I love this time of year, a time of renewal, of hope and encouragement for a bright future. Also, a time to get dirty! As the days get longer, more and more folks are outside sprucing up their properties, and making Cedar Ridge the beautiful neighborhood we all love. It's so encouraging to see so many of you taking such pride in your homes. You are so inspiring and motivating, keep up the great work! It really takes all of us. So, if you haven't already, let's get out those lawnmowers, trimmers and shovels out and really make our community shine.

## Treasurer Report

### February Month End Balances

Checking	\$15,114.89
Savings	\$ 5,211.08
Reserve Account	\$ 4,500.33
<b>Total Balance</b>	<b>\$24,826.00</b>

## JUST A REMINDER

### ACC Approvals

As we venture outdoors to tackle those new projects for spring clean-up, painting or remodeling plans, an approval from the ACC may be required. If in doubt, please contact Diana Thompson at [secretary@cedarridgehomeowners.com](mailto:secretary@cedarridgehomeowners.com). Visit our website, [www.cedarridgehomeowners.com](http://www.cedarridgehomeowners.com) for the ACC approval form.

### Garbage Cans

Unfortunately, 23 lots were found by the board to be out of compliance with the CCR & Bylaws 4.5 **GARBAGE AND TRASH**. "No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept only in sanitary containers properly screened and shielded from adjacent properties. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, refuse pile, vehicles, underbrush, compost pile or other unsightly growth or objects shall be allowed to group, accumulate or remain on any lot so as to be a detriment to the neighborhood or become a fire hazard". So, if you are storing your garbage/recycle/yard waste bins in an area visible from the street or adjacent lots, please move them either behind a fence, or somewhere on your property that hides them from other lot owners. Thank you for your cooperation.

### PETS

We all love our pets. But with our furry friends, comes responsibility. So as a courtesy to other homeowners, let's keep our pets on a leash while off your property & not allow them to run freely around the neighborhood. That way, our families and pets will all remain safe.

## SAFETY UPDATES

The board has been actively working on a plan to schedule a meeting with local law enforcement and homeowners to discuss possible ideas about how to improve safety in the neighborhood. In keeping with Covid 19 guidelines, we felt it's best to hold such a meeting outdoors. A suggestion was made to possibly contact Fir Ridge to invite their homeowners and see if they would agree to holding it in their park (weather permitting). We have received communication from one of our homeowners in law enforcement who is willing to come out and talk to us. As details develop, you will be notified about potential dates and times.

## NEW BOARD MEMBER OPPORTUNITIES

On the ballot for the upcoming election in November, there will be 3 positions available for the board of directors. Each position is for 2 years. If you would like to consider a position on the board, please contact a board member for details. Our email addresses are on our website [www.cedarridgehomwowners.com](http://www.cedarridgehomwowners.com) We will make every effort to answer your questions.

## Classified Advertisements

Do you have items for sale or are looking for something to purchase? Maybe there's a service you'd like to provide, such as babysitting, lawn mowing, odd jobs. We can advertise for you here in the monthly newsletter. All you need to do is email your advertisement to Carolyn Fry, [sgtatarms@cedarridgehomeowners.com](mailto:sgtatarms@cedarridgehomeowners.com) and we will include it in the Cedar Reader. Please submit your entry by the third Wednesday of the month and we will make every effort to get it in the next issue.

## VOLUNTEERS

The Board is still looking for a volunteer to accept the position of The Election Committee chairperson. It will be for the current year 2022 and needs to be a homeowner in good standing (current with yearly dues). The responsibilities include running an open and fair election of new board members, advertising the election, be the contact person for candidates, as well as distributing, collecting, and counting ballots at the annual homeowners meeting in November. It sounds like a lot, but really is a manageable position, so don't let the description scare you. The position will end December 31, 2022. Please consider volunteering. We can't hold an election without it

## **RECIPE OF THE MONTH**

### **SKINNY CHILI**

1 to 2 pounds ground beef  
1 to 2 large green peppers chopped  
1 large or 2 md. Size onions chopped  
2 to 6 garlic cloves, minced  
2to5 cans (14.5 oz drained) French green beans  
1 can (14.5 oz) Mexican stewed tomatoes  
4 stalks celery chopped  
1 (8 oz) can tomato sauce  
1 (46 oz) tomato juice  
1 Cup mild or medium salsa  
1 tbsp. chili powder  
1/8 tsp. crushed red pepper flakes  
Hot sauce to taste  
Salt and pepper to taste

### **Directions**

In a large saucepan, cook the beef, green pepper, onion, and garlic over medium heat until meat is no longer pink, drain. Add the remaining ingredients; bring to a boil. Reduce heat; simmer, uncovered, for 30 minutes or until heated through. If thicker chili is desired, reduce tomato juice by ½.

If you prefer, you can use frozen French-style green beans for the canned beans. There's no need to thaw the beans before adding them to the soup.

Enjoy!

Recipe from Sherryl Pfaff Lot # 52

If you would like to feature a favorite recipe in the monthly newsletter, please send it to Carolyn Fry [sgtatarms@cedarridgehomeowners.com](mailto:sgtatarms@cedarridgehomeowners.com)

## **RANDOM ACTS OF KINDNESS**

Do you know of any homeowners who have gone the extra mile to make our community a better place to live and play? If you do, send in an email to the newsletter editor at [sgtatarms@cedarridgehomeowners.com](mailto:sgtatarms@cedarridgehomeowners.com). We would like to recognize them and give them a high 5! It will be listed here in the next issue.

A special thank you to Catalan Christian and Melisa Wilson for helping with litter control along 112<sup>th</sup>. You're making a difference!

The 2021 Association Meeting minutes are being delivered with the March newsletter for all homeowners to review.

Per RCW 64.38.035(2)

“The association must make available to each owner of record for examination and copying minutes from the previous association meeting... Minutes of the previous association meeting must be approved at the next association meeting in accordance with the association's governing documents.”

These minutes will be approved at the 2022 Association Meeting in accordance with the above cited RCW. If there are any corrections to be made, we ask those corrections to be submitted to the current board of directors in writing no later than Oct 31, 2022.

A copy of these will be available at [www.cedarridghomeowners.com/newsletter](http://www.cedarridghomeowners.com/newsletter) with the digital March newsletter should you need an additional copy.

Sincerely,

Cedar Ridge HOA Board of Directors

**Cedar Ridge Homeowners Annual Meeting  
December 5, 2021**

The meeting was a Zoom meeting and it started at 6:33 p.m.

Board members in attendance were Jim Bouchard, John Sellmann, Sherryl Pfaff, Lillian McGinnis and Eugene Pfaff

Homeowners who zoomed were, Karen Dale, Joanie Davie, Barb Moberg, Diana Thompson, Randy Rich and Carol Rich

Jim thanked everyone for attending or zooming in. He stated that the Board received correspondence from homeowners - many of the issues were addressed and the remaining will be turned over to the newly elected Board for response.

Jim is getting bids from landscaping companies for trimming the Cherry Trees at 112<sup>th</sup> and 203<sup>rd</sup>

He stated that the Election Ballot for the term of 2022/2023 sent out in October was cancelled due to lack of perspective candidates. A new Election Ballot was sent out in December.

Karen stated that the Election Committee received 35 ballots. One Ballot was not opened because of non-compliant and One ballot not opened because the Ballot was received several days late.

Gina Beal received 23 votes

Carolyn Fry received 22 votes

Travis Weber received 22 votes

Joanie Davey received 19 votes

Lillian McGinnis received 12 votes

Erynn Marlar received 12 votes

Diana Thompson received 8 write-in votes

Karen stated that the new Board of Directors for the 2022/2023 are Gina Beal, Carolyn Fry, Travis Weber and Joanie Davey.

Sherryl made a motion to ratify the Election and John seconded the motion, the Board unanimously voted to ratify the election results. Sherryl will notify the winners.

The Board will set up a transition meeting with new Board members the week of December 13<sup>th</sup>. This meeting is for outgoing and incoming Board members only.

Eugene reported that there were still 18 homeowners that have not paid homeowners dues.

Lillian – Treasurer's Report.

- \* The Annual report was sent to the Office of the Secretary of State.

- \* US Income Tax Return for the association for the 2020 was submitted to the I.R.S.

- \* 5 homes were sold in 2021

- \* Dues notices were mailed out, payments were collected, recorded and deposited into the checking account. Late notices were sent out by letter or email.
- \* Bills were paid and monthly bank statements were balanced under dual control with COVID-19 restrictions. Quarterly reports were approved and posted on the WEB site.
- \* The largest expenses continue to be Insurance, HOA Storage Landscaping and Power.
- \* Numerous committees such as Events were under budget as COVID restrictions were still in place this year.
- \* Newsletter was transitioned to email notifications
- \* Office supplies have been depleted.

The Board will work with the newly elected Board members on the 2022 proposed Budget.

The HOA accepts checks for payment of dues, we do not except credit cards. Most banks have free bill pay. They will send a check to anyone. You can use Zelle

The Board needs email addresses.

#### The November Treasurer's Report

##### Beginning Balances:

Checking	\$10,625.98	
Savings	\$ 5,210.92	
Reserve	\$ 4,000.21	Total \$19,837.11

Income	\$ 891.57
Expenses	\$ 716.78

##### Ending Balances

Checking	\$10,800.70
Savings	\$ 5,210.96
Reserve	\$ 4,000.24

Total Balance \$20,011.90

The Board approved the November Treasurer's Report

Lillian to transfer \$500.00 from Checking/Savings Accounts to the Reserve Account.

Eugene reported that there were still 18 homeowners who have not paid dues. Jim will send out last and final Intent of Lien letters

Homeowners:

Question: Who counted the ballots

Answer: Karen Dale and Eugene Pfaff

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CRHOA Annual Meeting – 12-5-2021

Question: Who cut the trees along 205<sup>th</sup>

Answer: The Board members did not approve money for action and did not know who cut the trees

Question was asked concerning an Audit

Answer: The Audit was to be conducted if the Association was to be dissolved. Since that did not happen and due to the extreme cost, the Board decided to refer the Audit to the Newly elected Board.

Question: What was the cost of landscaping at the Front Entrance Costs.

Answer: The cost was \$2,516.20

Homeowner requested a copy the Year-to-Date Income/Variance Report.

Lillian agreed to send a copy by e-mail to homeowner.

Homeowner wanted to thank the neighbors for the various activities this past summer and fall... the Meet and Greet, the Parade, etc.

The meeting was adjourned at 7:10p.m.