



November 2022
 Cedar Ridge Homeowners Association P.O. Box7403 Bonney Lake WA 98391
www.cedarridgehomeowners.com

BOARD OF DIRECTORS

President:

Travis Weber Jr.
 (253) 486-0002
President@cedarridgehomeowners.com

Vice President:

Erynn Marlar
 (808)779-9909
VicePresident@cedarridgehomeowners.com

Secretary:

Diana Thompson
 (253) 219-2306
Secretary@cedarridgehomeowners.com

Treasurer:

Lillian McGinnis
 (253) 862-2248
Treasurer@cedarridgehomeowners.com

Sergeant at Arms/Newsletter:

Carolyn Fry
 (253) 350-1306
SgtatArms@cedarridgehomeowners.com

FROM THE BOARD:

As stated in the CC&R's Article III Section 3.2, new home improvements projects (exterior painting, re-siding, fence replacement, or construction of any building on any lot), need prior approval from the ACC. A form is required and must be received by the ACC committee **BEFORE** any project begins. The ACC will respond within 15 days of your request and it will either be approved or denied. If you have questions, please e-mail Diana Thompson ACC chairperson at: Secretary@cedarridgehomeowners.com. Please visit our website www.cedarridgehomeowners.com to access the form.

CRHOA PRESIDENTS

MESSAGE

Greetings Cedar Ridge Families. It's hard to believe that nearly a year has passed and we are in full-swing of the holiday season. This month about me: Family is everything, and I love that holidays often bring out the very best in them.

Thank you to the homeowners who have reached out during this past year, attended board meetings and shared with us about the community.

We are looking forward to the annual meeting this year and seeing as many faces as possible. Don't forget to return your ballot for your 2023 board.

We wish everyone a safe, warm and happy Thanksgiving.

Community Quote :

"The way to change the world is through individual responsibility and taking local action in your own community." - **Jeff Bridges**

Events Calendar

SAVE THE DATE!

Annual Homeowners Meeting

December 10th, 10am-12 pm

Bonney Lake High School

109 199th Ave Ct E

Bonney Lake, WA

Board Meeting Topics

The following topics were addressed in the November 9th Board Meeting:

- Status of outstanding dues. 2022 (12) 2021 (2) 2020 (1)
- Annual meeting location and time
- Election procedures and ballot distribution
- Newsletter content and distribution
- Status of existing committees.
- Homeowners' concerns were discussed at length concerning recent petition signed by homeowners and presented to the board at the October board meeting.

FOR A MORE COMPLETE REVIEW, PLEASE REFER TO OUR WEBSITE UNDER MEETING MINUTES.

TREASURER REPORT

October month end Balances

Checking	\$12,365.93
Savings	\$5,211.40
Reserve	\$4,500.66
Total Balance:	\$22,077.99

Architectural Control Committee (ACC) Diana Thompson; Secretary@cedarridgehomeowners.com
 Adopt a Street (Street Cleaning)/Welcome Committee Carolyn Fry: SgtatArms@cedarridgehomeowners.com

CRHOA

ANNUAL MEETING

The board would like to invite and encourage all homeowners to attend this very important event. The location for our 2022 annual homeowners meeting has changed. Due to a change in policy for the Bonney Lake Library, we no longer can hold our meeting there as in years past. It will be held at Bonney Lake High School on Saturday December 10, from 10:00 am to 12:00pm. A map of the school has been included with your ballot that was mailed to your address on file.

As many of you know, some very important decisions will be discussed and made. We will be holding the election of new board members for the 2023-2024 term. There are 3 positions open, and you should have received your ballot in the mail by now. If not, contact a board member ASAP so we can get your ballot to you. No ballots will be provided at the meeting. All ballots must be received via mail by the date of the meeting, or you can hand carry your ballot if you choose. If you are bringing a ballot other than your own, a signed letter from the voting homeowner directing you to do so, must accompany the ballot. No exceptions. All ballots will be counted at the meeting.

The 2023 annual budget will be presented and voted on for approval. Only homeowners in good standing will be allowed to vote. How do you know if you are in "good standing"? If you are paid up and current with your homeowner's dues, you are eligible to vote. A report of year-to-date actual expenses compared to the 2022 budget will also be available.

To maximize the time we have reserved, the board will be following a carefully timed agenda. The Roberts Rule of Order will be strictly followed, so that everyone who has questions or wants to make a presentation, will have that opportunity. Only homeowners who have been recognized by the chair will be allowed to speak and one at a time. It might be a good idea to email the board ahead of time if you have specific issues or questions you'd like to discuss.

RECIPE **OF THE MONTH**

APPLETS **A GREAT RECIPE FOR THOSE** **HOLIDAY PARTIES**

Ingredients:

- 1 ¼ Cups Applesauce
- 2 packages Knox gelatin
- 2 tsp vanilla extract
- ¾ Cup sugar
- 1 Cup Walnuts (chopped)
- Powdered Sugar

Directions:

Soak 2 packages gelatin in ½ cup apple sauce for 10 minutes

Mix sugar and remaining applesauce together.

Add gelatin applesauce mix and boil 20 minutes.

Remove from heat and add vanilla and walnuts: mix all together.

Pour mixture into a buttered pan (9x9) to cool and set (approximately 24 hours).

Cut into ½ inch pieces and roll in powdered sugar.

***These are a great gift idea for holiday Christmas cookie exchanges.**

Recipe from Sherryl Pfaff's (lot #52) mom, who worked for the Applets and Cotlelets factory in Cashmere WA.

If you would like to feature a favorite recipe in the monthly newsletter, please send it by the third Wednesday of the month to Carolyn Fry at: sgtatarms@cedaridgehomeowners.com

Welcome New **Neighbors!**

The CRHOA would like to welcome some new homeowners who have recently moved into the neighborhood. We are very excited you chose to become a part of our great community.

A representative from our Welcoming Committee will be stopping by soon to present them with a copy of our welcome letter, along with the most current governing documents, the most current issue of the CRHOA Newsletter and a special gift just for becoming our newest members of the Cedar Ridge Homeowners Association.

As the chair of the welcoming committee, I personally look forward to meeting all of you and would like to invite you to our Annual Homeowners meeting coming up December 10, 2022, at Bonney Lake High School.

Joanna and Wilfred Mann Lot #38

David and Kelsey Fenner Lot # 63

Vladyslav and Alina Kot Lot #89

If anyone happens to see these new neighbors out and about in the neighborhood, stop and say hello! We love to meet new people.

Cedar Ridge is a great place to live and raise a family and create a lifetime of memories!

What's Happening?

From the BOARD.

For all homeowners who are not aware, last month a petition was circulated around the neighborhood. The petition was created to communicate to the board members the thoughts and dismay of many homeowners about the idea of the board contacting an attorney to review our current governing documents. We would like to set the record straight and communicate our motives as to why the board made this decision.

Last year when our association was at a crossroads, a group of homeowners got together to talk about what they want their board of directors to do for them. The most resounding request was for the board to enforce the CC&R's and Bylaws.

When the current board was elected, we took our fiduciary duties very seriously and set out to fulfill that request. The board spent the past year meticulously pouring over the governing documents. What we discovered was that even though much of the CCR's have been sufficient for the past 32 years, there exists some limitations as to what your board can do regarding compliance issues.

So, we voted to contact Gregory F. Cromwell of Hanis ,Irvin, Prothers law firm (for consultation purposes only) , to review our CC&R's and give us an idea of how to use them/enforce them and to teach us what the new regulations are in the state of Washington regarding nonprofit HOA's. We wanted to know how to proceed legally. Our decision to contact an attorney was because we wanted to have legal over-site about re-writing the CC&Rs. It's important that homeowners remember we cannot make changes on our own. Changes can only be done by the homeowners, and only after they have reviewed them and voted on for said changes by a majority of homeowners in good standing.

Continued:

The board learned that according to the rule of law, the Board has the jurisdiction and legal authority to decide when to use legal services. So prior authorization from the homeowners is not required.

Our focus in this endeavor is to protect your investments. Although we appreciate the feedback and concerns stated in the petition, it's important to note that a proactive, properly run HOA protects the value and marketability of your homes and your quality of life in the community. Bank mortgage lenders prefer proactive HOAs. If the CC&Rs are not enforced, they will be considered legally abandoned by the courts.

As homeowners, we need to think long-term. Everything may be satisfactory now regarding overall violations, but if the CC&Rs are not uniformly, consistently and routinely enforced, they will be lost and unenforceable. We as the board are obligated to enforce all the rules to everyone fairly.

As it stands right now, enforcing of the CC&Rs is a challenge for the board. The idea of adopting some form of Fine and Fee schedule for non-compliance issues is being considered to aid us with enforcement. The way the documents are currently written, our only recourse for enforcement is to write the homeowner a letter stating the violation and ask for a plan to correct it. If no response is received within 15 days, a second letter is sent. If there is still no response or attempt to contact the Board with a plan of correction, a third letter is sent out. Then the process starts over again.

So, without a Fine/Fee schedule, what motivation is there for the homeowner to resolve the violation if there are no consequences? Other than use the Association funds to correct the violation, the board can't do much. We could insist the homeowner reimburse the HOA, which may or may not happen until a lien is placed on the

Continued:

property and recovered when the property is sold. This could take years.

We realize there is opposition to adopting a Fine/Fee schedule but without one our hands are tied when it comes to enforcement, and the association runs the risk of our CC&Rs being legally abandoned by the courts.

We recognize Cedar Ridge is a mature neighborhood, and everyone deserves to be governed fairly. On this we are in absolute agreement.

Many new families have moved in unaware of our covenants and how they have worked well in the past. But laws are changing, some rules have become obsolete, and others need to be updated with current RCWs.

Overall, we want to make sure that we're protecting homeowners' rights and property values. We want to do what is in the best interest of all the homeowners now and any incoming homeowners.

With reference to a CC&R rewrite, the board is not looking for more power, quite the opposite. The attorney pointed out that as written, the governing documents really give the Board a lot more power than necessary and has recommended that the Association might want to change this. Our intent as board members is to make our CC&Rs easier to understand and follow, and at the same time make things easier moving forward for any future Boards.

We hope this has cleared up some of the concerns addressed in the recent petition.

We too, love this community and want a close-knit environment where we can live and raise our families.

Respectfully,

CRHOA Board of directors

--	--	--

al

--	--	--