



March 2023

Cedar Ridge Homeowners Association P.O. Box7403 Bonney Lake WA 98391

www.cedarridgehomeowners.com

CRHOA Board of Directors

President:

Travis Weber Jr.

(253) 486-0002

President@cedarridgehomeowners.com

Vice President:

Position available

Secretary:

Diana Thompson

(253) 219-2306

Secretary@cedarridgehomeowners.com

Treasurer:

Erynn Marlar

(808)779-9909

Treasurer@cedarridgehomeowners.com

Sergeant at Arms/Newsletter:

Carolyn Fry

(253) 350-1306

SgtatArms@cedarridgehomeowners.com

FROM THE BOARD: DUES

Annual dues were due February 28th. To avoid late fees, your \$110 payment must be received by March 31st. If you haven't mailed in your payment yet, you still have a few days to do so. Please remember to include your LOT# in the memo line. Payments received after March 31 will be charged a 5% late fee (\$5.50) per month, —many thanks to all who have already paid.

CRHOA Board Meeting

The following topics were addressed in the March 15th Board Meeting.

- Final Special Elections ballot was approved, pending some updates from the election committee (typos).
- Instructions about how to access the updated special elections ballot via the CRHOA website.
- Special elections ballots to be mailed out no later than April 10, 2023
- Action to resolve the elections committee email address issue is in progress.
- Status of the front sprinkler system. Trimming of the cedar trees by the Cedar Ridge sign
- Proposed new Noncompliance notices approved.
- Status of committees
- Decision to change the delivery of the newsletter. The monthly newsletter will be available on the CRHOA website and Facebook page only.
- CC&R rewrite committee created. Committee description, and members listed on CRHOA website committees. Procedures coming.

Events Calendar

All Board Meetings will be held the second Wednesday of each month. Please call 48 hours ahead if you plan to make a presentation, or plan to attend. The meeting will be available via google meet if you can't be present.

Next Board Meeting:

April 12, 2023 @ 6:00pm

11109 204th Ave CT East

Lot #76

Upcoming Events

Spring Clean Up

Saturday May 6th

10 am – 2pm

We will meet by the front entrance sign.

CRHOA Garage Sale

June 17th & 18th

9 AM – 4 PM

Fourth of July Parade with Fir Ridge

Homeowners

July 4th 12:00 pm

Line up at 11:30 am

These events are tentatively planned based on volunteer participation. If there are no volunteers to help, the event will be cancelled.

Architectural Control Committee (ACC) Diana Thompson Secretary@cedarridgehomeowners.com

Adopt a Street (Street Cleaning)/Welcome Committee Carolyn Fry: Sgtatarms@cedarridgehomeowners.com

MEET YOUR BOARD OF DIRECTORS

This month we will be featuring our interim treasurer, Erynn Marlar.

Erynn Marlar is originally from Hawaii, but when her husband Blake got a job in Seattle, he moved the whole family to Bonney Lake. The opportunity was just too good, Outside of the HOA, Erynn is a teacher at Bonney Lake High School where she teaches video production, project management, and computer animation. She is also the advisor to the digital media club and co-advises the Washington Technology Student Association. She currently is working with another advisor and the district to bring E-Sports Bonney Lake High School. In her free time she enjoys photography and is responsible for those lovely photos in our newsletters.

NEWSLETTER GOES ONLINE ONLY

At the February 8th board meeting, the board decided to go completely paperless with the CRHOA newsletter after the February issue. A notice went out in the newsletter asking homeowners to send their email addresses to the editor as a means to receive the newsletter. Due to a lack of response (only 5 responded), the board decided at the March 15th to post the monthly newsletter to the CRHOA website and the association's Facebook pages exclusively. If a hard copy is necessary, one can be printed from either location.

Classified Ads

Mowing Ad:

I'm looking to earn some extra money for baseball and upcoming school trips. Do you need help with small tasks, lawn mowing or an extra set of hands?

Give me a call!

Aiden Thompson 253-470-8170

Your best neighborhood Babysitters!

Loving and engaged teen sitters experienced with ages 6 months-11 years.

Excellent with large families and children with special needs.

CPR/First Aid certified.

Daytime/evening hours, available 7 days a week.

Many references by request!

Call or text Jessica Rohde

509-715-8156

Do you have something to sell or a service you'd like to advertise? Send your ad to the newsletter editor, Carolyn Fry, by the third Wednesday of the month. sgtatarms@cedaridgehomeowners.com. She will make sure it is published in the next issue of the Cedar Reader.

Treasurer Report

Current Balances:

Checking Account	\$11,347.01
Savings Account	5,211.56
Reserve Account	4,500.81

Total Available funds \$21,059.38

Dues outstanding as of 3/15/2023.

2020: 1

2021: 2

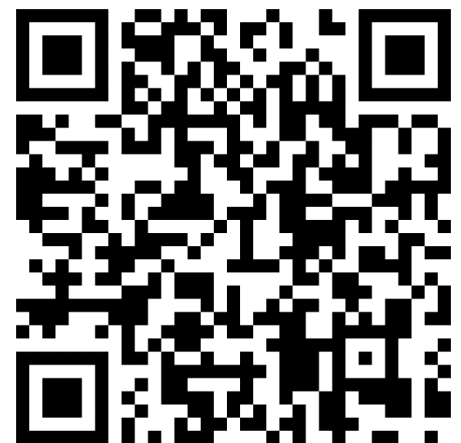
2022: 9

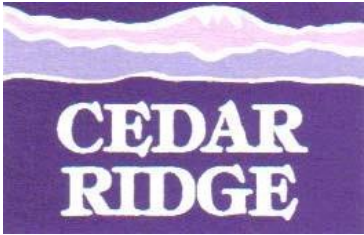
2023: 46

Special Election

The special elections ballot has been approved and you should be receiving it no later than April 10. Please review it carefully as some of the language has been improved. It can be accessed on the Cedar Ridge HOA website at <https://www.cedarridgehomeowners.com/committees/elections-committee/>. Then click on the ballot or scroll down to the QR code to access it that way.

Please vote and return it by the deadline of May 10th. It is very important that the election committee receives a quorum (31 ballots minimum) to validate the election. If not, we'll just have to hold another election.





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 _____

Cedar Ridge Homeowners Associate – 2023 Special Election Ballot - Final

Instructions

1. ****REQUIRED**** Please fill in your lot number here: # ****REQUIRED****
 - a. **Note 1: Ballots without lot numbers are invalid because we must verify each lot is in good standing. Your vote is confidential, meaning private to you and the counting team, but not anonymous to ensure transparency.**
 - b. **Note 2:** Please vote, a quorum of respondents is required for any election, motion, or vote to be valid, this mechanism is to protect the rights of the majority of homeowners from a smaller but more vocal minority. Any vote without a quorum allows for an individual homeowner to challenge the legitimacy of the vote. Within CRHOA consisting of 91 homes, 34% (31 homes) responses will be considered sufficient for quorum. Once quorum is established a simple majority of responses will win any vote or positional election. **Please encourage others to vote to help achieve quorum but, you are not required to vote for any person or proposed change if you don't wish to.**
2. Vote for board members and/or proposed changes, please mark your ballot so that your intentions are clear.
 - a. For Board Members: Place a check mark, "X", circle the name, or write in a member name you wish to nominate.
 - b. For Proposed changes: Place a check mark, "X", or circle one option, in the "YES" or "NO" box for each of the proposed changes. If no option is checked this will be counted as a vote for the status quo/current state.
3. Please return ballots in the way that is most easy for you, **Votes must be returned by: 5/10/2023**
 - a. Email pictures or scanned completed ballots to: elections@cedarridgehomeowners.com
 - b. Physically mail completed sealed ballots to: CRHOA, P.O Box 7403, Bonney Lake, WA 98391
 - c. Hand completed ballots to any board member or election committee member.
 - d. Have another person bring your sealed ballot to a board or EC member, please include a signed letter giving them permission to do so.
4. If quorum is achieved the results of the vote will be communicated within two weeks of voting completion. If quorum is not achieved the vote must be extended.

Board of Directors -

There are 3 positions available for the 2023/2024 Cedar Ridge Board of Directors. If at least 34% of homes respond to the ballot, the 3 Candidates receiving the most votes will be elected to serve as a member of the Board of Directors for a two-year term expiring in December 2024. Please vote for the candidate/candidates of your choice. You cannot vote for or write in more than 3 candidates.

****NOTE** THERE ARE NO CURRENT CANDIDATES WHO HAVE VOLUNTEERED TO RUN IN THIS ELECTION. Please write in one or more candidate(s) if you wish – Election Committee 2023**

Write-in Candidate _____

Write-in Candidate _____

Write-in Candidate _____

Proposed Changes

1. It is proposed that the Cedar Ridge Homeowners Associate be dissolved, 66% (61 homes) of homeowners must approve such an action. Method of dissolution to be determined if this measure were to attain vote required by owner's agreement. A vote for "YES", approval indicates you wish the HOA to investigate dissolution. A vote to "NO" indicates you wish to keep the HOA.

YES, REVIEW TO DISSOLVE

NO, LEAVE ALONE

Completed Ballots must be returned by: 5/10/2023

Please ensure both sides are completed.

Approved 3/15/2023 with updates completed: 3/17/2023

Cedar Ridge Homeowners Associate – 2023 Special Election Ballot - Final

Proposed Changes – Implementation of all changes to be written by Rewrite committee and then language will be voted upon.

2. It is proposed that the requirement for quorum be lowered from 34% (31 homes) down to 28% (26 homes). This would make it slightly easier to complete business at meetings. A vote for approval indicates you wish for the CCR & Bylaw Committee to make changes to governing documents and procedures to enable this change. A vote to reject indicates you wish to keep the HOA quorum requirements at 34% (31 homes).

YES, REVIEW

NO, LEAVE ALONE

3. It is proposed that HOA board meetings be moved from monthly to quarterly basis (at minimum) and that required documents be updated by CCR & Bylaw Committee to indicate this new requirement. This would encourage more participation as meeting frequency is reduced, this would also reduce load on board member's time. This would not reduce or eliminate the freedom members have to contact board members personally with concerns. A vote for approval means you agree to move meetings to a quarterly basis.

YES, REVIEW

NO, LEAVE ALONE

4. It is proposed that the 2021 annual meeting minutes be accepted. Due to low attendance at the annual meeting, we were unable to reach the 34% of homes required for quorum and were not able to finish the required business per the governing documents.

YES, ACCEPT

NO, REJECTED

5. It is proposed that section of the HOA rules governing vehicles be amended to remove the three-vehicle requirement and instead use language that requires vehicles to be kept in ACC approved driveway areas, not on lawns, and allow for the number of working vehicles that fit within the driveway, if approved details to be written by CCR & Bylaw Committee. The Recreational and Commercial Vehicle agreement language will remain unchanged from the current state.

YES, REVIEW

NO, LEAVE ALONE

6. It is proposed that section of the HOA rules governing trash cans, recycling cans, and yard waste cans be amended by CCR & Bylaw Committee to remove requirements requiring cans to be properly screened and shielded from adjacent properties. Owners would still be requested to keep trash cans in back or side yards, not in front of houses or garages.

YES, REVIEW

NO, LEAVE ALONE

7. It is proposed that section of the HOA rules governing fencing design requirements be removed by CCR & Bylaw Committee and instead be replaced with construction approval via the Architectural Controls Committee process, this would allow the neighborhood to accept more modern fence designs and material usage while still maintaining the neighborhood aesthetic.

YES, REVIEW

NO, LEAVE ALONE

OPTIONAL - Please Print Name: _____

OPTIONAL - Please Sign: _____

Completed Ballots must be returned by: 5/10/2023

Please ensure both sides are completed.

Approved 3/15/2023 with updates completed: 3/17/2023