



April 2023

Cedar Ridge Homeowners Association P.O. Box 7403 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

HURRAY FOR SPRING!

Finally, the days are getting longer, and the weather is warming up a bit. With that in mind, please be extra careful driving through our neighborhood as many of our children are outside playing (yay!) and can dart out into the road at any moment. The speed limit is 25 MPH in Cedar Ridge, but many neighbors recommend 15 MPH or less. Let's all be extra diligent when driving through Cedar Ridge. **THANK YOU!**

CRHOA Board Meeting

The following topics were addressed in the April 12th Board Meeting.

- March treasurer report approved after questions concerning landscaping costs. Costs included sprinkler prep for the season, in addition to regular landscaping maintenance. Landscaper quoted \$300 to trim/shape the large cedar hedge behind the front entrance sign.
- Quarter 1 treasurer report approved (see report)
- Elections committee reported ballots were delivered April 9, 2023. Committee chair opened the floor to any questions/concerns about the ballot, clarifying again that yes votes mean a desire for the rewrite committee to investigate and update an issue. Vote to change CC&R language happens later.
- New Welcome committee procedures reviewed and approved.
- Protest letter received and reviewed during the meeting. Board agrees to prepare a response letter.
- Annual report accepted by the state by March 31. HOA taxes due in May.

Events Calendar

All Board Meetings will be held the second Wednesday of each month. It's been great to see so many homeowners attend the recent meetings! Please call (or email) 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.

Joint Homeowner/ Board Meeting:

May 10, 2023 @ 6{00pm
11109 204th Ave CT East
Lot #76

The election ballots will be opened and counted at this meeting.

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

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

CAMPERS, TRAILERS, RV'S...OH MY!

It's almost that time of year when everybody brings out their RV's, Boats, and travel trailers. But not yet....

Cedar Ridge CC&R'S specifically state in section 4.3 "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, motor homes, trucks in excess of 3/4 ton, and trailers-whether operational 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. Recreational vehicles and/or commercial vehicles parked behind a fence is considered acceptable."

Memorial Day weekend is May 27-29 this year. So, feel free to bring those motor homes, boats, and trailers out into your driveways the weekend of May 20th and bring on the summer fun!

Semi-annual Clean Up Day

We will be holding the Spring neighborhood cleanup day on Saturday May 6th from 10am-2pm. Safety gear will be provided courtesy of Pierce Co, Public Works. We will be collecting litter along 112th street, cleaning the mailboxes and clearing around the storm drains. In addition, we will attempt to clear out the blackberry bushes along the fences on 112th. Feel free to join us by the Cedar Ridge sign and bring along any tools you may want to use. **THANK YOU!**

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 at sgtatarms@cedarridgehomeowners.com. She will make sure it is published in the next issue of the Cedar Reader.

Protest Letter Response

Recently, you may have received a letter of protest delivered to your doorstep. After reviewing it at the April board meeting, the board agreed to draft a response letter. Please read it carefully. Our hope is that it will clear up any questions or concerns homeowners may have in response to the letter. but if you have any concerns, please contact a board member.

Treasurer Report

JANUARY, FEBRUARY, MARCH 2023 CRHOA QUARTERLY TREASURER REPORT
As of March 31, 2022

Beginning Balances

Checking	\$9,348.57
Savings	\$5,211.48
Reserve	\$4,500.74

Total Beginning Fund: \$19,060.79

Savings Interest	\$0.13
Reserve Interest	\$0.10
Dues (2020)	\$0.00
Dues (2021)	\$0.00
Dues (2022)	\$220.00
Dues (2023)	\$6,988.00
Late Fees	\$197.50
Transfer Fees	\$0.00

Total Income \$7,405.73

Total Available Funds \$26,466.52

Expenses

Annual State Corp Fee	\$20.00
Rent	\$945.00
Power	\$755.14
Water	\$32.50
Website	\$120.00
Reserve Xfer	\$0.00
Savings Xfer	\$0.00

Total Expenses \$2,585.00

Ending Balances

Checking	\$14,169.07
Savings	\$5,211.61
Reserve	\$4,500.84

Total Ending Funds \$23,881.52

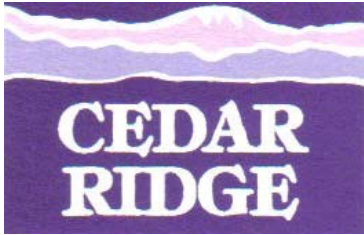
** One check outstanding for \$66

Dues Outstanding:
2020: 1
2021: 2
2022: 8
2023: 25

Contingency	\$0.00
Newsletter	\$100.04
YOTM	\$0.00
Welcome	\$12.31
Cleanup	\$0.00
4th of July	\$0.00
National Night Out	\$0.00
Office Supplies	\$0.00
Postage	\$0.00
Landscaping	\$600.01
Insurance	\$0.00
Legal Fees	\$0.00

Special Election

The special elections ballot HAS BEEN DELIVERED! If by chance you did not receive yours, contact the elections committee or a board member IMMEDIATELY. Please review it carefully and if you have any questions or find it confusing in any way, please contact the elections committee chair, Jerry Rohde Lot #75 elections@cedr ridgehomeowners.com. Again, a "yes review" vote means you would like the rewrite committee to review and tackle the issue. It will NOT change any of the language in our existing governing documents. A vote on any proposed changes will take place later, after the rewrite committee has submitted their proposal. 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. **YOUR VOTE IS YOUR VOICE.**



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 _____

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		Office Supplies	\$0.00
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