



Cedar Ridge

August 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

The Board is in the process of attaining a new landscape maintenance service provider. As soon as a contract is signed the Board will notify the homeowners of Cedar Ridge.

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.

Labor Day 2017 is Monday September 4th.

ALERT ALERT – Suspicious Activity

Neighbors along 203rd reported suspicious activity by several individuals in the wooded and fenced area between the middle school and properties along 203rd. The Pierce County Sheriff's office has been notified. If you notice any suspicious activity, please notify the Pierce County Sheriff's Office immediately at 253-798-4721. Similar activity has been observed along 112th's wooded areas and has also been reported.

Events Calendar-

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

Next Board Meeting

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

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

TREASURER REPORT

See attached for the 2nd Quarter Report

The following topics were addressed in the June 28th Board Meeting

- Landscape Maintenance:
- Procedure Document Updates
- 4th of July Festivities
- Status on CR Website
- ACC report
- Non-compliance
- Treasurer's Quarterly 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

A very big thank you to Eugene Pfaff and Jim Bouchard- both sides of the front entrance landscaped beds have been beauty barked. Their efforts and labor saved the homeowners several hundred dollars.

And a big thank you to Rick and Uretta for notifying the Board of a dog issue in the neighborhood. Thanks to them and the efforts of Eugene – the issue has been resolved.

Wild Animals Sighted

Once again coyotes were recently seen in the wooded area bordering the Middle School along 203rd. Please be reminded that wild animals (coyotes, raccoons, opossums, etc.) are attracted to free roaming cats, dogs and other pets left outside. Open containers of pet food left outside and garbage on our properties are also enticements to wildlife.

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

There will be three open positions that will need to be filled for the 2018/2019 term. Elections will be held in November 2017.

If you are interested in becoming a Board Member for 2018/2019 please contact any Board member.

April, May, June 2017 QUARTERLY TREASURER REPORT
Cedar Ridge Homeowners Association
As of June 30, 2017

Beginning Balance:

Checking	\$ 13,130.49
Savings	\$ 2,207.95

Total Beginning Funds: **\$ 15,338.44**

Income:

Dues	\$ 1,130.00
Late Fees	49.50
Transfer Fees	100.00
Savings interest	<u>.06</u>

Total Income: **\$ 1,279.56**

Total Available Funds: **\$ 16,618.00**

Expenses:

HOA Storage	195.00	(Centennial Storage)
Landscaping	743.46	(Kimball Landscaping)
Newsletter	70.27	(Copying)
Office Supplies	31.69	(Ink)
Postage	52.40	(Dues Mailing)
Power (PSE auto pay)	688.29	(Puget Sound Energy)
Professional Fees	73.00	(Lien Release)
Website	170.93	(Notable Web)

Total Expenses **\$ 2,025.04** **\$ 2,025.04**

Ending Balance **\$ 14,592.96**

Checking	\$ 12,384.95
Savings	\$ <u>2,208.01</u>

Total **\$ 14,592.96**

Prepared by Lillian McGinnis, CRHOA Treasurer 7-12-2017