



# Cedar Ridge

July 2017

Cedar Ridge Home Owners Association P.O. Box 7403 Bonney Lake, WA 98391

Cedar Ridge Web Site – [www.cedarridgehomeowners.com](http://www.cedarridgehomeowners.com)

## Board of Directors!

### President:

Eugene Pfaff, Lot #52  
253-862-6789  
[happydogsx2@msn.com](mailto:happydogsx2@msn.com)

### Vice President:

Jim Bouchard, Lot #24  
253-677-9771  
[jrbouchard3@gmail.com](mailto:jrbouchard3@gmail.com)

### Secretary/Sargent-in-Arms:

John Sellmann, Lot #23  
253-862-2680  
[jrsellmann@msn.com](mailto:jrsellmann@msn.com)

### Treasurer:

Lillian McGinnis , Lot #32  
253-862-2248  
[mugzymac@aol.com](mailto:mugzymac@aol.com)

### Newsletter/Welcome:

Sherryl Pfaff, Lot #52  
253-862-6789  
[Happydogsx2@msn.com](mailto:Happydogsx2@msn.com)

## FROM THE BOARD

In order for you to get the latest, most up-to-date information in a timely manner we encourage you to contact any Board member. The names of each Board member along with their telephone numbers and emails are listed in every newsletter. If you have comments, good or bad, issues you would like addressed or questions, again - please contact any Board member or send a letter to P.O. Box 7403 so that your issues may be addressed in a timely manner. The Board members meet monthly and every homeowner is invited to attend the meetings. By Relying on your neighbors or past board members for answers to your issues may not get you the most up-to-date information and can delay getting the necessary information you need.

FIRE SEASON IS UPON US. Due to the lack of rain and very warm temperatures, it is vitally important that piles of debris around your home be removed to prevent fires. As of July 12 there is a Pierce County wide burn ban until further notice.

This burn ban applies to all land clearing and yard debris outdoor burning. This ban does not apply to small recreational fires on private property. Recreational fires must be built in a metal or concrete fire pit, such as those typically found in designated campgrounds and not be used as debris disposal. Grow no larger than three feet in diameter. NO burning when winds exceed 5 MPH. If you have further questions, please contact the East Pierce County Fire Department – 253-863-1800 or by email [info@eastpiercefirer.org](mailto:info@eastpiercefirer.org)

## Events Calendar-

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

### Next Board Meeting

July 26th at 6:30 p.m.  
20306 – 108<sup>th</sup> St. Ct. E.

August 30th at 6:30 p.m.  
20306 – 108<sup>th</sup> St. Ct. E.

### TREASURER REPORT

No Report

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

- Homeowners Dues Status:
- Landscape Maintenance Front Entrance update
- Procedure Document Updates
- 4<sup>th</sup> 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](mailto:jrsellmann@msn.com);  
Adopt a Street (Street Cleaning) Kirsten Russell (602-790-4853) [kmpollack@yahoo.com](mailto:kmpollack@yahoo.com);  
Welcome Committee Sherryl Pfaff (253-862-6789) [happydogsx2@msn.com](mailto:happydogsx2@msn.com)



A very big thank you to John Sellmann for another great 4<sup>th</sup> of July Parade.

See attachment for pictures

Additionally, a big Thank You goes out to the following:

Jim Bouchard and Eugene Pfaff for picking up and spreading of the beauty bark at the Front Entrance – The entrance looks really nice.

Kirsten Russell for keeping 112<sup>th</sup> free of debris.



Congratulations to the following 2017 High School and College Graduates:

Riley Cottingham, Tyler Meserve  
Lauren Rose Bouchard, Jerica Sapp,  
Britney Ornellas, and Brandon Ornellas Well done!!!!

### CC&Rs and Bylaws Updates

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 amendment, please submit your inputs to any Board member or mail them to the P.O. Box 7403. All suggestions must be in writing. 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.**

**It was brought to the attention of the Board that there was a miss print in last month's newsletter with regards to Recreational Vehicles.**

Here is the correct printing of **CCC&Rs Article IV, Paragraph 4.3 Vehicles**

**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.

### 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.

### Election Process

The Board needs your assistance. In order to have a fair and open election, 3 people who are not Board Members and are not running for a Board position, are needed for the Election Committee. The Committee will preside over the election process for this coming election in November. If you are interested in being on the Election Committee, please contact any Board Member.

Below is the procedure for the Election Committee

# Election Committee Procedures

This committee is formed to run an open and fair election. They are responsible for advertising the election, being the contact for all candidates, as well as, distributing and collecting ballots.

To qualify for the Election Committee you must be a member of CRHOA, considered to be in good standing, and not be running for a position on the Board in the upcoming election. All Election Committee members are to be appointed by the current Board of Directors.

## Procedures:

- 1.) In July, no later than the August Board meeting, submit a notice about the upcoming election for the August Newsletter. The notice needs to include:
  - Submit your candidacy to: CRHOA, P. O. Box 7403, by Email, or letter to committee member.
  - How many positions are open on the Board, and that they are to serve a two year term.
  - Expectations of the Board, which can be found in the CC&R's and By-Laws (Article; 7 "Duties and Responsibilities of the members of the Board.")
  - The closing date for candidacy submissions can be any date prior to or up to the September Board meeting.
  - Names of committee members.
- 2.) The Election committee must submit the candidates' names at or before the September Board meeting for approval.
  - All candidates' must be a member of CRHOA and considered to be in good standing.
  - The Board is to announce all names of potential candidate's at the board meeting, and their names are to be entered into the meeting minutes.
  - If there are no candidates, other than current Board members, then the notice for candidates is to run in the Cedar Reader again.
- 3.) After the September board meeting the Election Committee is to request a brief bio and picture of each candidate for a flyer or the newsletter. The candidate can choose not to provide either. However, their names will be announced in the newsletter or flyer.
  - If there is a flyer it is the responsibility of the Election Committee to create and distribute the flyer. The Flyer requires board approval.
  - If there is no flyer the Election committee is to give the editor of the Cedar Reader the information on each candidate prior to the October Board Meeting.
  - The flyer is to be distributed in October and the candidates' names are to be announced in the October Cedar Reader.
- 4.) In October, the committee drafts a ballot (see example) to be submitted to the Board by the October Board Meeting. (See the attached ballot template.)
  - The ballot is to have one (1) write in candidate space regardless of how many open board positions.
  - Instructions on how to return the ballot in the sealed unaltered envelope provided.
    - A.) Mail to CRHOA P.O Box, 7403 Bonney Lake, WA 98391.
    - B.) Bring it to the Annual Meeting (include date).
    - C.) Give it to an Election Committee Member.
    - D.) If unable to attend the Annual meeting, they can have a fellow CRHO bring the ballot to the meeting. However, there must be an attached signed letter giving the deliverer permission to bring the ballot on behalf of the home owner.
  - After the ballot is approved the Election Committee is to review a list of Homeowner's in good standing and their addresses
  - All homeowners are to receive a ballot. However, if there are unpaid fees or unresolved issues of non-compliance by the Annual Meeting their ballot is not to be counted.
  - If the fees are paid and issues resolved by the Annual meeting then their ballots shall be counted.
- 5.) The ballots, instructions, and return envelope are to be mailed out together in a separate envelope to homeowners by November 1st.
  - The return envelope must have the lot number of the homeowner and the CRHOA P.O. Box in both the return and send position.
- 6.) At the Annual Meeting a member of the Election Committee is to oversee the counting and recording of the ballots by two appointed, by the Board, ballot counters.

- Committee member to check with Board to see which Lots are not eligible. (Note Any Lots that voted but were not eligible.)
- The ballot counters are to match each envelope and ballot for authenticity.
- Record names of candidates, number of received ballots, number of votes for each candidate and any Write-in candidates, and the lot number of each received ballot on a tracking sheet.
- Any ballot, not received by the Annual Meeting is not counted regardless of why the ballot was received late. No Proxies allowed.

Once finished, ballots are placed in the envelope. The ballot counters and overseeing Election Committee member are to sign and date the sealed envelope.

When all the votes have been counted and recorded the results will be announced at the Annual Meeting, and recorded in the Meeting Minutes. The November Cedar Reader is to include the results of the Election.

- Write in candidates, if willing to serve, are selected by the board to fill any positions not filled by official candidates regardless of how many votes they received.
- 7.)** The sealed envelope of ballots is to be given to the board secretary, which will be placed into storage for future references.

