



Cedar Ridge

January 2019

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

Cedar Ridge Website – www.cedarridgehomeowners.com

Board of Directors

President:

Jim Bouchard, Lot #24
253-677-9771
jrbouchard3@gmail.com

Vice President:

John Sellmann, Lot #23
253-862-2680
jrsellmann@msn.com

Secretary/Welcome Committee:

Sherryl Pfaff, Lot #52
253-862-6789
happydogsx2@msn.com

Treasurer:

Lillian McGinnis, Lot #32
253-862-2248
mugzymac@aol.com

Newsletter/Sgt.inArms

Kirsten Russell, Lot # 34
602-790-4853
kmpollack@yahoo.com

Elections Committee Chairman

Karen Dale
crelection@yahoo.com

Cedar Ridge Homeowner Website

www.cedarridgehomeowners.com

HAPPY NEW YEAR! FROM THE BOARD

Election Ballot Results

Sherryl Pfaff – Secretary/Welcome
Committee
Kirsten Russell –
Newsletter/Sgt.InArms

Homeowner's Dues for 2019

With every new year, brings the payment of our dues that must be received no later than February 28th, 2019 in order to avoid any late fees. Per our CRHOA By-law 4.2 – any dues not paid within 30 days of the due date shall incur a late charge of 5% (\$5.50) per month.

Please let us know if you need to make other arrangements prior to February 28th, 2019 via email to Lillian McGinnis or Jim Bouchard, thank you. Below is a copy of the dues notice letter that will be arriving in your mailbox soon.

Note: We only accept cash or checks or money orders for dues payments not Credit or Debit cards. Numerous homeowners use their bank's Bill Pay system which will issue a check to us and send it to our P.O.Box. Often there is no charge for this service. Check with your bank.

Events Calendar

Board Meetings will be held the
**Second Wednesday of the Month at
6:15 pm at the home of Sherryl Pfaff**

Board Meeting Schedule

February 13th
March 13th
April 10th

Treasurer Report

Balances as of January 9th, 2019
Checking \$6,895.64
Savings \$7,209.01

All Banking records of the current year are available for review at every Board Meeting.

Annual Meeting Review

- Compliance Issues
- 2018/19 Budget
- Election Results

January Board Meeting Review

- Obstructed Street Lights
- Compliance Issues
- Dues
- HOA Finance Report
- Elections Status

Board Positions

Three board positions opening in 2020, if interested in becoming a board member please email Karen Dale at crelection@yahoo.com

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



Recognition

A BIG thank you to the Stewart brothers for helping their fellow neighbors several times in 2018.

If you have any Random Acts of Kindness that you would like the Board to recognize, please contact any Board Member

Events Calendar



February

Feb. 14th 1:00 pm. to 3:pm

Valentine British Afternoon Tea

The Tea will be at the Sumner Senior Center

Registration Form Attached



Sisters With Sparkle

Invite You To A Valentine Tea

Live Entertainment
Door Prizes
Raffle

Thursday, Feb 14, 2019

1 - 3 pm

Sumner Senior Center

Tickets: \$20 per person



Please Make Checks Out to Sherryl Pfaff.

Mail Registration Form & Check to Sherryl at:

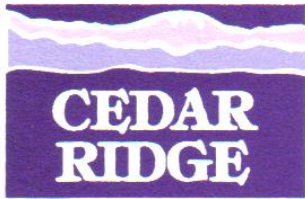
20306 108th Street Court East Bonney Lake WA 98391

Deadline is January 22nd 2019

Name:	
Phone #:	
Email:	
Dietary Restrictions:	

Indicate Group Preference If Any (Name of Group and Number in Party Attending)

Please Bring Your Own Tea Cup and Saucer.
Seating Capacity Is Limited to 50 Attendees – So don't Delay!



CEDAR RIDGE

ESTABLISHED 1990

Cedar Ridge Homeowners Association

P. O. Box 7403, Bonney Lake, WA 98391

2019 Cedar Ridge Homeowners Dues Notice

Dear Homeowner,

The Annual Homeowner's Dues are once again upon us. The CRHOA Board of Directors has set the 2019 annual dues assessment at \$110.00.

Please make your checks payable to **CRHOA** and remember to **include your Lot Number** on your check.

Amount Due: \$110.00

Due Date: February 28, 2019

Late Charges Begin: April 1, 2019

The mailing address is **Cedar Ridge HOA**
P.O. Box 7403
Bonney Lake, WA 98391

Payment of your dues must be received no later than March 31, 2019 in order to not be assessed a late fee. In accordance with 4.2 of the CRHOA By-laws... any dues not paid within 30 days of the due date shall incur a late charge of 5% (\$5.50) per month.

If you need to make other arrangements, please contact Lillian McGinnis at mugzymac@aol.com before March 31, 2019.

Sincerely,

Lillian McGinnis,
Treasurer, CRHOA

Attachment: 2019 Budget

Please Note: This is the only **notice** you will receive until payments are considered late.

Cedar Ridge Homeowner's Association 2019 Budget

Anticipated Income

2019 Homeowner Dues 86 x \$110.00	\$ 9,460.00
Fees	<u>385.00</u>
Total Income	\$ 9,845.00

Anticipated Expenses

OPERATIONS

Annual State Corporation Fee	\$ 10.00
Annual P.O. Box Fee	\$ 100.00
Insurance	\$ 1,150.00
CR Rewrite	\$ 290.00
Committees	\$ 150.00
Contingency	\$ 475.00
Events	\$ 200.00
HOA Maintenance Fund	\$ 250.00
Landscaping	\$ 2,300.00
Newsletter	\$ 250.00
Office Supplies	\$ 200.00
Postage	\$ 300.00
Professional Fees/Legal/Liens	\$ 300.00
Power	\$ 2,700.00
Water	\$ 400.00
HOA Storage	\$ 840.00
Website/ Web	<u>\$ 500.00</u>
Total Expenses	\$ 10,415.00 **

**** Dues will not be increased although the anticipated budget expenses (\$10,415.00) exceeds revenues (\$9,845.00) by \$570.00. Any shortfall will be paid from excess funds in the checking account.**

Annual Homeowners Dues: \$110.00

1-9-2019

Cedar Ridge Annual Meeting

2018 Review

- Company (Enumclaw Landscape Inc.) continues to perform maintenance of our HOA entrance's and planting areas.
- 4 new homeowner families have taken up residence in our Cedar Ridge community. Welcome!
- Worked with the local Pierce County Public Works Department for added arterial roadside vegetation management (extra mowing and brush cutting to increase safety for pedestrian use of roadside right-of-ways. Again this year the Public Works Department assisted on several instances of garbage, trash and vegetation debris dumping's along 112th Street East and within our neighborhood streets. Additionally replaced several damaged or missing street signs.
- Conducted one "Clean Streets" – "Adopt-A-Road" neighborhood roadside cleanup. Several homeowners continue to frequently perform trash pick-up and debris removal throughout the year along our neighborhood roadsides and arterials. Congratulations to them!
- Events: the Annual 4th of July Parade was a huge success again this year. Several homeowners participated in our neighborhood "Garage Sale" weekend.
- The Cedar Reader Newsletter continues to be disseminated through Email, Facebook and Hardcopy per homeowner's requests.
- Addressed neighborhood street safety issues: overgrown trees, bushes or plantings. NOTE: the obstruction of several neighborhood streetlights by adjacent trees has been corrected.
- The main entrance (only) was re-barked at minimum cost to the CR HOA by homeowner volunteers this summer.
- The ACC again responded to several home and lot improvement requests. House exterior remodels, fences, roof replacements, sheds etc.
- The Cedar Ridge Homeowners Association Website is up and working. Several changes and improvements have been effected. Including the addition of committee procedures.
- Processed several Neighborhood Non-compliance Issues or Concerns. Most were resolved without going through with formal notifications. Simply talking and verbally communicating and discussing in a neighborly manner with the effected parties was used whenever possible.
- However, several formal non-compliance letters were written with only a few requiring a second or third letter for the following issues.
 - CC&R Non-Compliant Issues involved:
 - 1) Article IV 4.2 -"Maintenance of Structures and Landscaping"
 - 2) Article IV 4.3 "Vehicle"
 - 3) Article IV 4.5 "Garbage and Trash"
 - **Note:** the recurring issue related Article IV 4.4 "Pets" was less of a problem through-out 2018 as compared to past years.

2018 CR HOA Issues & Concerns

- May need to do some repairs to main entrance lighting and electrical receptacles.
- **CC&R's / Bylaws:** Nearing final rewrite of our associations' covenants and bylaws to bring them in-line with current community realities and changes that have accumulated over the past twenty plus years.
- **Committees:** Again, due to lack of volunteers stepping forward this last year, the following events/activities were either not supported or less actively performed as compared to past years. Most of the current Board of Director members are also involved with other community volunteering activities and without increased support from "non-board" volunteers the Board is hard pressed to find time or initiative to do even more for the Homeowners Association. Without volunteers the following committees will continue to be inactive for 2019.
 - **Landscaping Committee** and "Yard of the Month"
 - **Safe Streets Committee**
 - **Events Committee**
- **Re-barking of the smaller neighborhood entrance** areas will be determined next spring. It has been several years since this was last performed. Hopefully this can be accomplished with volunteers to minimize labor and materials costs.