



**March 2019**

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

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

### Board of Directors

#### **President:**

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

#### **Vice President:**

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

#### **Secretary/Welcome Committee:**

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

#### **Treasurer:**

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

#### **Newsletter/Sgt.inArms**

Kirsten Russell, Lot # 34  
602-790-4853  
[kmpollack@yahoo.com](mailto:kmpollack@yahoo.com)

#### **Elections Committee Chairman**

Karen Dale  
[crelection@yahoo.com](mailto:crelection@yahoo.com)

#### **Cedar Ridge Homeowner Website**

[www.cedarridgehomeowners.com](http://www.cedarridgehomeowners.com)

### **FROM THE BOARD**

#### **Homeowner's Dues for 2019**

Payment of your 2019 dues was due February 28th, 2019. Late fees of 5% (\$5.50) per month will be added beginning April 1, 2018. If you need to make arrangements, please contact Lillian McGinnis at [mugzymac@aol.com](mailto:mugzymac@aol.com)

#### **ACC Approvals**

Just a friendly reminder an approval may be required for spring clean-up, painting or remodeling plans. If in doubt please contact John Sellmann at [jrsellmann@msn.com](mailto:jrsellmann@msn.com).

#### **Garbage Cans**

Unfortunately, we found 31 lots out of compliance of 4.5 GARBAGE AND TRASH. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept only in sanitary containers properly screened and shielded from adjacent properties. All equipment for the storage of such material shall be kept in a clean and sanitary condition. No trash, refuse pile, vehicles, underbrush, compost pile or other unsightly growth or objects shall be allowed to group, accumulate or remain on any Lot so as to be detrimental to the neighborhood or become a fire hazard. Hopefully the change in weather will allow us to get out and tend to our trouble areas out front.

### **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**

April 10<sup>th</sup>  
May 8<sup>th</sup>  
June 12<sup>th</sup>

#### **Treasurer Report**

Balances as of Feb 28<sup>th</sup>, 2019  
Checking \$9,795.84  
Savings \$7,209.13

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

#### **March Board Meeting Review**

- Compliance Issues relating to trailers and boats.
- Dues
- HOA Finance Report
- Update Website
- Amended CCR & By-laws from Cedar Ridge Estates to Cedar Ridge Homeowners Association and updated fence options.

#### **Board Positions**

Three board positions opening in 2020, if interested in becoming a board member please email Karen Dale at [crelection@yahoo.com](mailto:crelection@yahoo.com)

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)



### Recognition

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

# Events Calendar



### **Adopt-a-Road street clean-up**

June 8<sup>th</sup> at 10am, meeting outside our small retention pond (203rd and 112th). Looking forward to meet all volunteers that can make it!!

### **4<sup>th</sup> of July Festivities**

The Annual 4<sup>th</sup> of July Parade will be on Thursday, July 4<sup>th</sup>. The Board is looking for volunteers again this year to assist in the festivities. If you are interested in helping, please contact any Board Member.

**Classifieds** If you have a sale item you wish to advertise in the next newsletter please contact Kirsten Russell at [kmpollack@yahoo.com](mailto:kmpollack@yahoo.com).

**October, November, December 2018 QUARTERLY TREASURER REPORT  
Cedar Ridge Homeowners Association  
As of December 31, 2018**

**Beginning Balance:**

Checking	\$ 10,431.93
Savings	\$ 7,208.83

**Total Beginning Funds:** **\$ 17,640.76**

**Income:**

Dues	110.00
Late Fees	54.00
Refund - Insurance	19.00
Transfer Fees	200.00
Savings Interest	<u>.18</u>

**Total Income:** **\$ 383.18**

**Total Available Funds:** **\$ 18,023.94**

**Expenses:**

Annual P.O. Box Fee	\$ 96.00	(Postmaster)
HOA Storage	210.00	(Centennial Storage)
Insurance	1,079.00	(American Family Insurance)
Landscaping	1,366.26	(Enumclaw Landscaping)
Newsletter	75.93	(Oct. & Nov Newsletters)
Power (PSE auto pay)	649.35	(Puget Sound Energy/Street Lights)
Professional	99.00	(Pierce County - Lien Release)
Water	133.75	(City of Bonney Lake)
Website	210.00	(Notable Web)

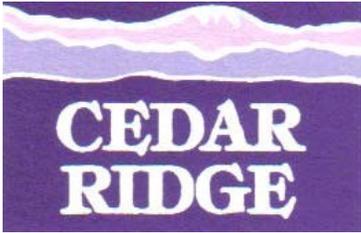
**Total Expenses** **\$ 3,919.29**

**Ending Balance** **\$ 14,104.65**

Checking	\$ 6,895.64
Savings	<u>\$ 7,209.01</u>

**Total** **\$ 14,104.65**

Prepared by Lillian McGinnis, CRHOA Treasurer 1-23-2019



# 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 \_\_\_\_\_