



July 2022

Cedar Ridge Homeowners Association P.O. Box 7403 Bonney Lake WA 98391

### **BOARD OF DIRECTORS**

#### **President:**

Travis Weber Jr.

(253) 486-0002

[President@cedarridgehomeowners.com](mailto:President@cedarridgehomeowners.com)

#### **Vice President:**

Erynn Marlar

(808) 779-9909

[VicePresident@cedarridgehomeowners.com](mailto:VicePresident@cedarridgehomeowners.com)

#### **Secretary:**

Diana Thompson

(253) 219-2306

[Secretary@cedarridgehomeowners.com](mailto:Secretary@cedarridgehomeowners.com)

#### **Treasurer:**

Lillian McGinnis

(253) 862-2248

[Treasurer@cedarridgehomeowners.com](mailto:Treasurer@cedarridgehomeowners.com)

#### **Sergeant at Arms/Newsletter:**

Carolyn Fry

(253) 350-1306

[SgtatArms@cedarridgehomeowners.com](mailto:SgtatArms@cedarridgehomeowners.com)

### **FROM THE BOARD:**

If a homeowner has a concern or compliance question about any other homeowner, we encourage you to visit our website and fill out a Report of Non-Compliance form, then return it to the Board. This can be done in person at a monthly board meeting, E-mail to

[president@cedarridgehomeowners.com](mailto:president@cedarridgehomeowners.com) or mail to CRHOA, P.O. BOX 7403, Bonney Lake, WA 98391.

### **CRHOA PRESIDENTS**

#### **MESSAGE**

Greetings, Cedar Ridge Families! Hopefully, everyone had a safe, fun fourth of July. This month about me; I play a lot of Pokemon Go, eight accounts to help my children advance (secretly, some of it is for me, though). The parade was wonderful this year. It was my first year to see and be a part of it since becoming a resident, and a great event it was. We've already started getting things lined up for next year. If you would love to help volunteer, please let us know. The fireworks display that night was awesome, and I chose the right neighborhood for the family. A stellar display to include neighborly get-togethers. It was wonderful seeing everyone out there and meeting new people. This is the great power of community.

We are in the works for scheduling a joint safety meeting with Fir Ridge and will keep you posted on this; watch for announcements. We still need more volunteers for the elections committee. Thank you all again for the wonderful 4th of July!

#### **Community Quote**

"The future of every community lies in capturing the passion, imagination, and resources of its people." -Ernesto Sirolli

### **Events Calendar**

#### **Next Board Meeting:**

August 10, 2022 @ 6:00 pm  
11109 204<sup>th</sup> Ave. Ct E Lot #76

#### **National Night Out Parade:**

August 2, 2022 @ 6:00pm

#### **Neighborhood Garage Sale:**

August 13 & 14<sup>th</sup>  
10:00 am-4:00pm

#### **Board Meeting Topics**

The following topics were addressed in the July 13th Board Meeting:

- Status of outstanding dues. 2022 (16) 2021 (3) 2020 (2)
- National Night Out Parade is being planned by Cedar Ridge Neighbors committee.
- Status of Landscaping of front entrance, easements, 2nd entrance. Discussion of new contract to include non-compliance yards
- Newsletter and Neighborhood Communication Update
- Status of existing committees. The elections committee chair is still needed.
- Homeowners' concerns were addressed in a letter submitted April/May
- Update of combined gathering with Fir Ridge to hold the informative meeting with local law enforcement about safety in our neighborhoods. We will use Fir Ridge's Park. Possible dates to consider are 8/15 – 8/19, pending approval from Fir Ridge HOA.

Architectural Control Committee (ACC) Diana Thompson; [Secretary@cedarridgehomeowners.com](mailto:Secretary@cedarridgehomeowners.com)

Adopt a Street (Street Cleaning)/Welcome Committee Carolyn Fry: [SgtatArms@cedarridgehomeowners.com](mailto:SgtatArms@cedarridgehomeowners.com)

## **We Are Having A Parade!**

On Tuesday, August 2, we will celebrate National Night Out with a parade in Cedar Ridge. Like last year, East Pierce Fire and Rescue will lead the parade along with a Pierce County Sheriff Officer.

The parade will stop by each Firefighter, police officer, and correction officer's home recognizing our first responders with a salute with the sirens. In addition, our first responders' homes will have a flag placed in the yard, designating where we will stop.

All homeowners are invited to participate either by driving or standing on your doorstep or front yard and waving to those in the parade. Feel free to decorate your vehicles in the parade or make a sign to display in your yard. For those who want to be in the parade, we will line up at 5:45 pm on 112th by the sign on the entrance on 205th.

The parade begins at 6:00 pm sharp, and we will wind our way thru the entire neighborhood. The parade route starts on 205th, turns left on 109th, and drives thru the entire inner cul de sac back out to 205th, turns left to 108th St Ct E., turning left, and follow that to the holding pond where the parade will end.

**Please ensure all cars are parked in driveways and off the street so the fire engine can get thru. Also, remove any basketball hoops off the road.**

All residents and parade participants are invited to Joanie Davy's house after the parade for refreshments and conversation with your neighbors. The address is 20313 108th St. Ct E lot #22 at the top of the hill.

If you moved here in the last two years and are a firefighter or police officer, please let us know by contacting Carol Rich at [crich75@hotmail.com](mailto:crich75@hotmail.com) by July 31, so we can add you to the list of stops. Please include your lot number.

Please join us in the parade or from your doorsteps to honor our first responders.

Thank you, and see you for the parade on August 2.

**Brought to you by your  
Cedar Ridge Neighbors**

## **RECIPE OF THE MONTH** **SLOW COOKER CHICKEN CRACK CHILI**

2 boneless skinless chicken breasts  
1 (11-oz) can corn, drained  
1 (15 -oz) black beans, drained and rinsed  
1 (10-oz) diced tomatoes and green chilis, undrained  
2 cups chicken broth  
1 cup cooked chopped bacon  
1 (1-oz) packet ranch seasoning & salad dressing mix  
1 tsp cumin  
1 Tbsp chili powder  
1 tsp onion powder  
1 (8-oz) pkg cream cheese  
1 cup shredded cheddar cheese  
Place chicken at bottom of slow cooker. Add corn, black beans, diced tomatoes and green chilies, chicken broth, cumin, chili powder, onion powder, ranch seasoning and bacon.

Stir together. Place cream cheese on top of chicken. Cover with lid and cook on LOW for 6-8 hours. Remove chicken from slow cooker and shred with 2 forks. Return to slow cooker. Stir cheddar cheese into chili.

Note: Philadelphia brand cream cheese melts best in this recipe.

Recipe from Diana Thompson Lot #58

If you would like to feature a favorite recipe in the monthly newsletter, please send it by the third Wednesday of the month to Carolyn Fry at: [sgtatarms@cedarridgehomeowners.com](mailto:sgtatarms@cedarridgehomeowners.com)

## **SAFETY UPDATES**

The board has been actively working with Fir Ridge HOA on a plan to schedule a meeting with local law enforcement and homeowners to discuss possible ideas to improve safety in our neighborhoods. It has been agreed that the meeting will be held outdoors at the park @ Fir Ridge. Pending approval, we are tentatively planning for an evening between August 15 and 19. We have received communication from one of our homeowners in law enforcement, who is willing to come out and talk to us. We encourage everyone in our communities to attend. For your comfort, please bring your lawn chairs. **You will be notified about the final dates and times as details develop.**

## **NEW BOARD MEMBER OPPORTUNITIES**

There will be three positions available for the board of directors in the upcoming election in November. Each position is for two years. If you would like to consider a position on the board, please get in touch with a board member for details. Time is running out, so please submit your intent soon. Our email addresses are on our website [www.cedarridgehomeowners.com](http://www.cedarridgehomeowners.com). We will make every effort to answer your questions.

## **ADDITIONS AND/OR CORRECTIONS**

In the June 2022 edition of the Cedar Reader, the names of Scarlet and Jonathan Taft were misspelled. Also, the Taft lot # is 65, not 71.

We apologize for any confusion or inconvenience this may have caused.

-CRHOA Board

## Treasurer Report

### June Month End Balances

Checking	\$17,614.40
Savings	\$ 5,211.24
Reserve Account	\$ 4,500.50
<b>Total Balance</b>	<b>\$27,326.14</b>

See attached sheet for April, May, June 2<sup>nd</sup> quarter report.

## Classified Advertisements

Do you have items for sale, or are you looking for something to purchase? Maybe there's a service you'd like to provide, such as babysitting, lawn mowing, or odd jobs. Then, we can advertise for you here in the monthly newsletter. All you need to do is email your advertisement to We Carolyn Fry, [sgtatarms@cedarridgehomeowners.com](mailto:sgtatarms@cedarridgehomeowners.com), and we will include it in the Cedar Reader. Please submit your entry by the third Wednesday of the month, and we will make every effort to get it in the next issue.

## VOLUNTEERS

The Board is still looking for a volunteer to accept the position of The Election Committee chairperson. It will be for the current year 2022 and needs to be a homeowner in good standing (current with yearly dues). The responsibilities include running an open and fair election of new board members, advertising the election, being the contact person for candidates, and distributing, collecting, and counting ballots at the annual homeowners meeting in November. Please consider volunteering. We can't hold an election without a chairperson!

## Just a Reminder

### ACC Approvals

As we venture outdoors to tackle those new home improvements projects (exterior painting, residing, remodeling, or construction of any building on any lot), approval from the ACC is required before any project begins. Please refer to Article III, Section 3.2 construction approval of the Cedar Ridge Homeowners CC&R's. If in doubt, please e-mail Diana Thompson ACC chairperson, at:

[Secretary@cedarridgehomeowners.com](mailto:Secretary@cedarridgehomeowners.com).

Visit our website at:

[www.cedarridgehomeowners.com](http://www.cedarridgehomeowners.com) to access the ACC approval form.

The ACC will respond within 15 days of receiving your request.

Thank you for your cooperation!

## JULY YARD OF THE MONTH

Congratulations to Paul and Julie Summers, Lot #67, for being selected as Cedar Ridge Yard of the Month for July! Thank you for everything you do to keep your property picture perfect and enhance the overall aesthetic of this great community we call home!

There will be two more opportunities to qualify for Yard of the Month this season. So, let's all keep up the great work you are doing to continue to make Cedar Ridge beautiful.

## RANDOM ACTS

### OF KINDNESS

Do you know of any homeowners who have gone the extra mile to make our community a better place to live and play? If you do, send an email to the newsletter editor at:

[sgtatarms@cedarridgehomeowners.com](mailto:sgtatarms@cedarridgehomeowners.com). We would like to recognize them and give them a high 5! It will be listed here in the next issue.

## July 4th

### Celebration

A special thank you to everyone who helped organize and participated in this year's 4th of July Parade! We had a great turnout; the weather was beautiful, and it was great to see both Cedar Ridge and Fir Ridge homeowners out and getting to know one another. Plans have already begun for next year. We want to make the 2023 celebration even better, but we can't do it alone. So, if you would like to see additional fun activities (i.e., Hotdog BBQs, community potluck, and fireworks), please feel free to join the 4th of July Committee now so we can start planning for next year!

## CRHOA GARAGE SALE

The Cedar Ridge neighborhood garage sale will be on Saturday, August 13, and Sunday, August 14, from 10:00 am to 4:00 pm. All are welcome to participate. The board will put up signs to advertise the sale on 214th, 205th, 109th, 108th, and 203rd. Please respect other homeowners participating and follow the time frames listed above.

APRIL, MAY, JUNE 2022 CRHOA QUARTERLY TREASURER REPORT  
As of June 30, 2022

**Beginning Balances**

Checking	\$17,737.33
Savings	\$5,211.12
Reserve	\$4,500.38

**Total Beginning Funds \$27,448.83**

Savings Interest	\$0.12
Reserve Interest	\$0.12
Dues	\$1,567.00
Late Fees	\$71.50
Transfer Fees	\$0.00

**Total Income \$1,638.74**

**Total Available Funds \$29,087.57**

**Expenses**

Annual State Corp Fee	\$0.00	Contingency	\$38.50
HOA Storage	\$630.00	Newsletter	\$42.57
Power	\$698.10	YOTM	\$177.71
Water	\$0.00	Welcome	\$34.72
Website	\$30.00	Cleanup	\$109.83
Reserve Xfer	\$0.00	Office Supplies	\$0.00
Savings Xfer	\$0.00	Postage	\$0.00

**Total Expenses \$1,761.43**

**Ending Balances**

Checking	\$17,614.40
Savings	\$5,211.24
Reserve	\$4,500.50

**Total Ending Funds \$27,326.14**

**\*\* At quarter end one check in the amount of \$66.00 is still outstanding**

