



# Cedar Reader

**SEPTEMBER 2022**

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

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

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

### SERGEANT AT ARMS/NEWSLETTER

Carolyn Fry  
(253) 350-1306

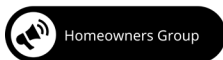
[SgtatArms@cedarridgehomeowners.com](mailto:SgtatArms@cedarridgehomeowners.com)

## FACEBOOK

Cedar Ridge Homeowners Association now has a new public Facebook page where the board will update public events and information. We've also created a private HOA group for residents of Cedar Ridge where you can access governing documents and forms, get board meeting links, and view the most current photos of all our events.



LIKE US



Homeowners Group

## CEDAR RIDGE HOA PRESIDENTS MESSAGE

Greetings Cedar Ridge Families,

Fall is upon us; you can feel it in the air. The year is winding down faster than I thought, and the holidays are practically upon us. This month about myself, I love riding motorcycles. I grew up riding on them and enjoy sharing the rides with my wife and kids. I used to tour a lot more with them doing 450 miles a day for fun and can't wait to start again.

I'm excited to share that the governance documents are getting an overhaul and will hopefully be ready come election time. We'll need everyone in good standing to be able to vote for changes to the neighborhood and I look forward to seeing everyone at the annual meeting. We are still in need of volunteers for the elections as well so please reach out if that is something you are interested in helping with and can donate a couple of hours over the next few months.

— TRAVIS

## COMMUNITY QUOTES

"When you take the time to actually listen, with humility, to what people have to say, it's amazing what you can learn"

— GREG MORTENSON

## FROM THE BOARD

### BURN BAN

There is currently a Burn Ban in effect for Pierce County. Burning is limited to burning drywood or charcoal briquets only. Firepits are not to exceed 3 feet in diameter, 2 feet in height & used for recreational purposes only, which include cooking, pleasure, or religious ceremonies. For more information visit :

[www.eastpiercefirer.org](http://www.eastpiercefirer.org)

## EVENTS CALENDAR

### NEXT BOARD MEETING

**October 12, 2022 @ 6:00 pm**

Lot #58 20418 108th St CT E

All homeowners are encouraged to attend!

### SAVE THE DATES

#### 26TH ANNUAL OPEN HOUSE FOR EAST PIERCE FIRE & RESCUE

October 1st, 2022 @ 1-4PM

18421 Veterans Memorial Dr. E

in Bonney Lake

#### FALL SEMI-ANNUAL CLEANUP

October 15th, 2022 @ 10am-2pm

Fall semi-annual neighborhood clean up and Adopt-A-Street litter control along 112th. We will meet at the front entrance.

Projects will be announced & tools will be gathered.

#### CC&R SUGGESTION DEADLINE

October 12th, 2022

Deadline to submit CC&R suggestions for the rewrite of our governing documents. Please see next page for more information.

#### BALLOT SUBMISSION DEADLINE

October 31st, 2022

Deadline to submit intent to have your name on the ballot for the 2023-2024 election. Three positions available. Flyers will be sent out soon with instructions.

#### CRHOA ANNUAL HOMEOWNERS MEETING

December 10th, 2022

Time and location TBD.

Election results will be announced, yearly budget presented and will be voted on for approval.

## TREASURES REPORT

### AUGUST MONTH END BALANCE

Checking	\$14,654.21
Savings	\$5,211.32
Reserve Account	\$4,500.58
Total Balance	\$24,366.11

## JUST A FRIENDLY REMINDER

### PETS

Many folks have inquired about raising chickens in our neighborhood. Hopefully this clears up any misunderstandings.

In accordance with CRHOA CC&R's Article IV section 4.4 it states: "No ANIMALS or FOWL shall be raised or kept or permitted on any lot except domestic dogs and cats and caged birds kept within the dwelling unit, provided such dogs, cats & birds are not permitted to run at large, be raised for commercial purposes or in unreasonable numbers." Roosters are prohibited in Pierce County.

## YARD OF THE MONTH

Congratulations to Valerie and Jay Crosby Lot #68! They are winners of the September. Yard of the Month. They always do such a beautiful job keeping their property looking so nice. It's always a pleasure to walk/drive past their home.

The board wants to send out a big thank you to Dave Dyerseith and Joanie Davey for your time and commitment to our YOTM committee. The gift baskets were perfect and I'm sure the winners really appreciated them. Thank you for your cooperation.



## BOARD TOPICS

The following subjects were discussed at the September board meeting:

- Front entrance maintenance
- Sprinkler repair
- Status of new and existing Facebook pages
- Discussion and approval to retain an attorney to review and make recommendations for the rewrite of governing documents.
- YOTM September winners
- ACC report on requests/ approvals.
- Address homeowners concerns & questions.
- Non compliance enforcement status
- Election process discussed.
- Discussion of policy process of homeowners who are delinquent in dues payments.
- Creation of governing documents rewrite committee
- Responsibility of maintaining common areas, easements.

## BOARD TOPICS

It's time to update our association governance documents. The board would like to gather thoughts and ideas from the homeowners on how to change/improve our existing bi-laws and Codes, Covenants, and Restrictions. Suggested changes could include changes in fence design, car limits, or allowances for chickens. Once the suggestions are obtained, the board will compile them into a document and pass them on to our legal representation to review and rewrite.

Because it will take about a month for the attorney to make any rewrites and changes to our current documents, we need any homeowner suggestions no later than October 12th. Once the board receives the updated documents they will present it to the homeowners at the annual homeowners meeting. Only those homeowners who are current with their annual dues will be allowed to vote. The board would strongly encourage those who are delinquent to resolve the issue so they can vote on these essential documents that will affect all of us for the next ten years. If you have questions about your status, please contact a board member, and we will do everything we can to work with you.



## RECIPE OF THE MONTH

### BAKED PESTO CHICKEN CAPRESE

#### Ingredients:

- 4 boneless skinless chicken breasts
- Salt/pepper large tomatoes sliced
- 1 Cup Basil Pesto sauce
- 2 large tomatoes sliced to 8 slices
- 1 Cup shredded mozzarella or 8 slices fresh mozzarella
- Fresh basil chiffonade
- Balsamic glaze ( made from balsamic vinegar reduction)

#### Directions:

1. Preheat oven to 375 degrees Fahrenheit
2. Season chicken breasts liberally with salt and pepper both sides. Lay chicken in a 9x13 baking dish bottom side up
3. Spoon 2 tablespoons basil pesto on each chicken breast, and spread it all over the chicken
4. Flip the chicken over and spread remaining pesto evenly over the breasts
5. Bake for 25 minutes or until chicken reaches 165 degrees Fahrenheit
6. Carefully remove the baking dish from the oven. Lay 2 slices of tomato on each chicken breast. Top chicken breast with 1/4 cup mozzarella cheese or 2 slices fresh mozzarella.
7. Return dish to the oven and bake an additional 5 minutes or until cheese is melted and gooey.
8. Remove from the oven and sprinkle with fresh basil.
9. Drizzle balsamic glaze ( balsamic vinegar reduction) and serve.

# CEDAR RIDGE BOARD OF DIRECTORS

## ANNUAL ELECTIONS FOR 2022-2023

There are four positions open on the Board this year and each position is a two-year commitment. This commitment involves attending our meetings held the second Wednesday of each month, helping to plan and execute any special events (such as the 4th of July), handling issues and concerns within our community, and specific duties pursuant to your position on the Board. (Newly elected Directors will decide specific positions after the elections.)

If you would like to become more involved in

our community, sign up **NOW** to have your name placed on the November ballot!!

NOTE: All candidates must be a member of CRHOA and considered to be in good standing.

Last date to submit your name is **October 31, 2022**. Please note that to have a fair and open election and to give every Lot Owner an equal chance to vote. No Nomination will be accepted after **October 31, 2022** and no nominations will be accepted from the floor.

The ballots will once again be mailed to each home for the convenience of all homeowners. Please return this completed form to any Board member,  
or mail to: CRHOA P.O. Box 7403, Bonney Lake WA 98391,  
or email to: any Board member

**Entries submitted after October 31, 2022 will not be considered.**

Please place my name on the November 2022 Ballot:

NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ LOT #: \_\_\_\_\_

BRIEF DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_

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