



December 2022
Cedar Ridge Homeowners Association P.O. Box 7403 Bonney Lake WA 98391
www.cedarridgehomeowners.com

BOARD OF DIRECTORS

President:

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Vice President:

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Secretary:

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Treasurer:

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Sergeant at Arms/Newsletter:

Carolyn Fry
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TREASURER REPORT

November Month End Balances

Checking	\$10,792.75
Savings	\$5,211.44
Reserve	\$4,500.70
Total Balance	\$20,504.89

CRHOA PRESIDENTS

MESSAGE

Greetings Cedar Ridge families! We wish everyone a safe, warm and happy holiday season. The decorations through the neighborhood are a wonderful sight to enjoy, thank you for this. It's been a full year we've been serving the association & I want to thank the rest of the board for their tireless efforts this year. I look forward to 2023.

We held our annual homeowner's association meeting Dec. 10. Thank you for all those who turned out in support, it was nice to see everyone show up. Unfortunately, we didn't have the owner representation we needed in person or by absentee ballot to proceed with the elections or approval of last year's minutes. The association needs 31 lots represented to start conducting association business and we fell short of that just a little bit. Those present were all in agreement & requested the elections be extended. Unanimously the current board agreed to extend the election to March 1, 2023. This gives enough time to announce the extension, distribute the ballots and get them returned.

Please note the importance, the old ballots have not been opened and will not be used for the extended election. New ballots are going to be made available.

Continued:

These ballots will include several of the associations topics from the homeowners meeting to vote on, not just your directors. We cannot stress enough the importance of having as many ballots returned as possible. Your board needs your voice to determine the direction of the community.

Thank you, Cedar Ridge!
-Travis

Community Quote:

"Never doubt that a small group of thoughtful, committed citizens can change the world: indeed, it's the only thing that ever has."

-Margaret Mead

EVENTS CALENDAR

JANUARY BOARD MEETING

January 11, 2023

11101 203rd Ave East

Lot #46

6:00pm-6:30pm

Budget Ratification Meeting for All Homeowners

6:30 pm January Monthly Board Meeting

All Homeowners are Welcome!

CASCADE REGIONAL BLOOD SERVICES BLOOD DRIVE

December 23, 2023 1:00pm-6:00pm

Columbia Bank- Bonney Lake

1925 State Route 410 E

Bonney Lake, WA 98391

For details contact Jessica Chrisman
jchrisman@columbiabank.com

253-863-8500

CRHOA SPECIAL ELECTION

On Saturday December 10th, the CRHOA held our annual Homeowners meeting at Bonney Lake High School. Thank you to everyone who came out and participated. It was encouraging to hear all the ideas and concerns from members who spoke up or made presentations to the homeowners. Hopefully everybody felt heard and had the opportunity to have their questions answered.

Despite every effort, our association was unable to hold the election for new board members for 2023, 2024. At the time of the election, only 23 ballots that were mailed in and/or hand carried, were collected. 1 ballot was invalid. 31 were needed.

Our governing documents state that the HOA can hold a special election to elect new directors to fill vacancies if needed. Since we didn't have an election on December 10th, the decision was made to hold such an election.

It's very important to us to let homeowners know their ballots are very important. Even if you voted before, please revote. If you didn't vote before, please take the time to do so and mail it in. Please don't disregard it.

The election committee will be mailing out new ballots to all members of the CRHOA. So, keep your eyes peeled for your new ballot. When you receive it, please vote, then return it in the return envelope provided, or hand it to any board member ASAP so we can accomplish this important task.

We took into consideration many of the issues brought up at the annual meeting. We decided to include the following issues on the new ballot. We want to know what you think about the following topics. Changes you'd like to see in the CC & R's.

- **Board Dissolution- is this something we should consider?**
- **Redefine the percentage required for a quorum needed to hold an election**

Continued:

- **Cars/vehicles- define what is considered too many on our properties and locations of where they can be parked.**
- **Trash- Define what is considered "trash" and where receptacles should be stored.**

Periodically it is necessary to update our governing documents. Your input from this ballot is very important and will help assist the CC& R's rewrite committee to do their job, hopefully developing updates and any changes the CRHOA would like to see.

If you don't return your ballot, the association won't know how you feel about these things.

PLEASE VOTE!!!

Thank you-

The CRHOA Board

Budget Ratification Meeting

On Wednesday January 11, 2023, there will be a meeting for the homeowners to vote to ratify the proposed 2023 Annual budget. It will be at 6pm at Lot# 46. You are all encouraged to attend this important meeting. A budget is considered ratified if there are no objections. For homeowners to reject the budget, we need 46 homes to do that (must be a majority of the association in good standing).

RCW 64.90.525(1)

After the ratification, the regular January board meeting will begin at 6:30pm. All are invited to stay and observe. If you wish to speak or give a presentation, please let the board know 48 hours in advance.

RECIPE OF THE MONTH

HOLIDAY APPETIZERS

Holiday Pears with Bleu Cheese, Nuts & Honey

Ingredients:

*2 firm but ripe holiday pears sliced
¼ to ½ Cup bleu cheese crumbles*

*¼ to ½ Cup chopped mixed nuts,
cashews, almonds, or macadamia nuts*

Honey

Directions:

Slice pears, removing cores if desired. Arrange pears on serving plates. Top with cheese and nuts.

Drizzle with honey. Serve

Immediately.

Serves 4

Recipe From Carolyn Fry Lot #74

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

TIS THE SEASON

We all love receiving deliveries during the holiday! So do porch pirates! Now more than ever, it's important to be extra vigilant about watching for suspicious activity around our doors and porches where deliveries are typically left. If you observe anything suspicious, call the Pierce County nonemergency line:

(253) 287-4455. The county sheriff is interested in getting information on this type of activity.