



January 2023

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

www.cedarridgehomeowners.com

New Board of Directors!

President:

Travis Weber Jr.

(253) 486-0002

President@cedarridgehomeowners.com

Vice President:

Position available

Secretary:

Diana Thompson

(253) 219-2306

Secretary@cedarridgehomeowners.com

Treasurer:

Erynn Marlar

(808)779-9909

Treasurer@cedarridgehomeowners.com

Sergeant at Arms/Newsletter:

Carolyn Fry

(253) 350-1306

SgtatArms@cedarridgehomeowners.com

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

FROM THE BOARD: 2023

DUES ARE DUE

It's that time of year again! It has been determined that your HOA dues will remain the same at \$110 for the year and are due February 28th. You can expect to receive your dues notices in the mail very soon. If your contact information has changed, please let the Board know. Please return your check in the amount of \$110 for 2023 dues by March 31st to avoid late fees and remember to include your LOT# in the memo line. Thank you to those who have already paid.

Board meeting Topics

The following topics were addressed in the January 11, budget ratification and Board Meeting

- The proposed 2023 budget was ratified. Since there was no opposition represented, the budget has been accepted after homeowner questions about the budget were answered.
- Lengthy discussion with homeowners in attendance concerning the proposed special election and definition of what constitutes a quorum according to our CCR's & By Laws and the Washington State RCW's.
- Temporary appointment of Diana Thompson as secretary and Erynn Marlar as treasurer to fill the board vacancies until the special election is held.
- Jerry Rohde appointed as Election committee chair.
- New election procedures and special election ballot proposals presented.
- Status of committees: Welcome committee to recognize 3 new homeowners and delivery of Welcome Kits. Adopt-A-Road committee status.
- Transfers of financials from previous treasurer to new treasurer.
- Determination of the number of ballots required to have the election. This includes ballots both mailed in or turned into the election committee. 31 ballots are still needed to validate the election.
- 2023 Events schedule planned

Events Calendar

All Board Meetings will be held the second Wednesday of each month. Please call or e-mail a board member 48 hours ahead if you wish to make a presentation.

Next Board Meeting:

February 8, 2023 @ 6:00 pm

11101 203rd Ave. East

Lot # 46

Events Coming Up:

Spring Clean Up

Saturday April 22

10:00 AM-2PM

We will meet by the front entrance sign.

CRHOA Garage Sale

June 17 & 18th

9AM-4PM

4th of July Parade with Fir Ridge Homeowners

July 4th 12:00pm

Line up at 11:30am

National Night Out

Tuesday August 1

Time TBD

Fall Clean Up

Saturday October 21st

10 AM-2 PM

2023 Annual CRHOA Homeowners Meeting

Date and Time TBD. Every effort is being made to ensure it is scheduled in November.

SAFETY ALERT!!!

It has been reported that hypodermic needles were found in and around the front entrance sign. Please exercise extra care when walking along 112th St. Keep a close eye on your pets in this area as well.

SPECIAL ELECTION UPDATE

In the coming weeks, everyone will be receiving their ballots for the special election to fill the 3 vacancies currently open for the 2023-2024 Board of Directors.

Please return your ballot by: 4/12/2023. This is to ensure everyone has plenty of time to ask questions if they need to, and to vote. A self-addressed envelope will be included with your ballot. Diana Thompson and Erynn Marlar have been appointed by the board to temporarily fill 2 vacant positions until after the election.

There will be 2 parts to the ballot. Part 1 is for election of directors. Part 2 is to vote on proposed changes to our governing documents that have been suggested by homeowners. To be clear, you are **NOT** voting to authorize the board to take any action to make any changes to these documents. The results of the votes for the proposed changes will then be passed on to the CC&R-Bylaws rewrite committee. The committee will then develop a proposed document to go before the association for a vote to approve any changes and/or updates to the existing documents. If you choose not to vote for any of the proposals, the election committee will interpret it as your wish for things to stay the same as they currently are.

You may have received a letter on your doorstep encouraging you not to vote in this special election. Please, before you make that decision, we would love to hear from you to clarify any confusion. It is the board's intent to be completely transparent.

In order to have a valid election, 31 ballots are still needed to be collected either by mail or in person to the election committee on or before 4/12/2023. It is extremely important to fill out your ballot and return it. The election committee strongly encourages everyone to do so. Again, if you need to assign another homeowner besides yourself to deliver your ballot to the election committee, a signed letter stating so needs to accompany your ballot. This simple act is so important to ensure your association works and continues to function properly. **Your Vote is Your Voice!**

Volunteers Still Needed!

Currently, we are looking for volunteers to serve on several committees.

ACC Committee: This committee is an appointed position by the board of directors Article 1.3 of the CC&R's. A maximum of 3 positions are available with 1 assigned as the chairperson. Members of the ACC are responsible for approving any and all property improvements (i.e. fences, exterior paint color, roofing changes, siding, outdoor changes such as driveways, sheds, and landscaping). If there are visible signs of improvements happening, it is the duty of the ACC to ensure the homeowner has submitted a Homeowner Improvement Form before work begins. Then the committee has 15 days to approve or disapprove the request.

Events Committees:

In order to continue to have community events, the association needs help organizing them.

4th of July Committee:

Organize and advertise the parade, and activities related to the event. This is a fun event to serve on. It is one of the few events we share with the Fir Ridge Neighborhood and can involve as many community organizations as we want including East Pierce Fire & Rescue, local law enforcement agencies and sometimes the mayor of Bonney Lake.

Adopt-A-Road Committee:

CRHOA is an active participant in the Pierce County Adopt-A-Road program. The committee is responsible for keeping 112th Street litter free and assist in organizing our 2 Community Clean up Days. There is no limit to the number of volunteers who wish to be a part of this program. Contact Carolyn Fry @ sgtatarms@cedarridgehomeowners.com for more information.

Yard of the Month:

From May to September, this committee votes and selects a winner whose property stands out the most in the neighborhood. The homeowner is presented with a gift, YOTM sign, and a photo in the newsletter from the committee.

Treasurers Report

As of December 31, 2022

Beginning Balances:

Checking Account **\$10,792.75**
Savings Account **5,211.44**
Reserve Account **4,500.70**

Total Monthly Income: **215.58**
Total Monthly Expenses: **1,659.88**

Ending Balances:

Checking Account **\$9,348.57**
Savings Account **\$5,211.48**
Reserve Account **\$4,500.74**

Total available Funds: **\$19,060.79**

Fourth Quarter Report:

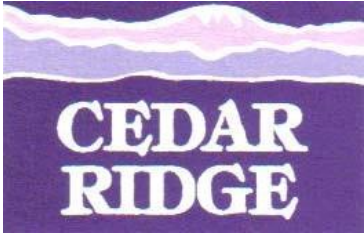
For a complete report, see the attached form.

MEET YOUR BOARD MEMBERS

Beginning this month, we are featuring a section to give you the opportunity to get to know your board members. We start off with your Sgt-At-Arms and Newsletter Editor Carolyn Fry.

Carolyn and her family are one of the original homeowners in Cedar Ridge. They moved in 32 years ago before many of the homes that make up this community were even built. It has been exciting to watch the neighborhood grow and change over the years. Carolyn and her husband Greg have 3 children, all of whom graduated from Sumner High School, 5 grandchildren and 1 great grandchild. She worked at Pacific Lutheran University for 14 years until she retired in 2017. Since retiring, Carolyn now has more time to spend with her grandchildren, to travel, and to spend endless hours puttering around her yard which is a great source of relaxation for her. She enjoys reading, gardening, and traveling all over the world. While her husband worked for the Boeing Company, Carolyn had the opportunity to accompany him on business trips to many countries like Australia, Great Britain, Egypt, and France. That has changed a bit since he retired in 2018, but their love for foreign travel continues. More recently, they have traveled to Iceland, Belgium, Denmark, Sweden, Germany, Beijing China, Singapore, and many different islands in the Caribbean.

Stop by to chat or say hi! Carolyn is Lot #74



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 _____