



August 2023

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

www.cedarridgehomeowners.com

CRHOA 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

YARD OF THE MONTH

The winners for the August Yard of the Month went to Brandon & Nicole Anderson Lot #83. They were presented the sign & a gift card to a local home improvement store. Your pride in ownership definitely shows. Congratulations! **Thanks for helping to keep Cedar Ridge looking great!**

Only one more opportunity to win for summer. October YOTM will be a Halloween decorating contest!

CRHOA Board Meeting

The following topics were covered at the August 16th Board meeting.

- Elections and CC&R rewrite procedures presented for Board review and approval.
- Redacted surveys from 2022 approved for homeowners' review if desired.
- Board meeting procedures will be posted to the website.
- Safety issues (i.e., Coyotes in neighborhood, students returning to school)
- Election deadlines
- HOA insurance policy to be discontinued & new one issued. Needs to be reviewed.
- Landscaping issues with front trees upkeep
- Website crash caused by calendar.
- Schedule meeting with board & homeowners to discuss current concerns of HOA.
- Delinquent dues demand letters mailed.
- YOTM to include October Halloween decorating contest.

Events Calendar

All Board Meetings will be held the second Wednesday of each month. Please call (or email) 48 hours ahead if you plan to attend or make a presentation.

Next Board Meeting:

September 13, 2023 @ 6:15PM*
Bonney Lake Library*
18501 90th ST E
Bonney Lake, WA
*New location & time

Fall Cleanup

Saturday October 21, 2023
10AM-1PM

Halloween Decorating Contest

October 31, 2023 @6PM

Annual Homeowners Meeting

Saturday November 4th
10AM-12PM
Bonney Lake H.S.

SAFETY ALERT

Recently the board received a report of coyotes roaming around our neighborhood during the daylight hours along 112th. Unfortunately, one of our neighbors lost a beloved pet as a result of an attack from these predators. Pierce Co. Animal Control has been notified and encourages everyone to be extra vigilant about your pets & don't allow them out to roam at large. If you see these animals, contact Pierce Co. Animal Control to file a report @ 253-798-PETS (7387)

pcanimalcontrol@co.pierce.wa.us

BACK TO SCHOOL

It's almost that time of year again. Many of our children will be heading back to school soon. Some will be walking along 112th and as the days get shorter, it will be darker. Let's all SLOW IT DOWN when driving through Cedar Ridge.

2024-2025 ELECTIONS

The election for CRHOA Board of Directors is coming soon. There will be 5 positions open. Since there has been no response for volunteers to date to fill the vacancies that already exist, it's very important to fill these positions in the next election. According to the CCR'S and Bylaws, the HOA requires a minimum of 3 board members to function. After December 31, 2023 all 5 current board member terms expire. If no board members are elected or appointed, we could run the risk of not having a functioning association with devastating consequences. Please give this election serious consideration and volunteer to be put on the ballot by contacting the Election Committee elections@cedarridgehomeowners.com.

From The Board

To prevent the risk of homeowners receiving incorrect information or hearsay, the board would like to reiterate the invitation to ALL HOMEOWNERS to come to the monthly Board meetings and hear for yourself what your board is planning, discussing, and doing on behalf of the CRHOA. Meetings are held on the second Wednesday of every month with the time and location advertised in the monthly newsletter, via e-mails, & Facebook. If a meeting needs to be rescheduled, (due to lack of quorum, or emergency), changes will be communicated ASAP via the same channels mentioned above. As homeowners, you can ask questions &/or make presentations at any meeting. RSVPs are appreciated 48 hours in advance. This allows the board members to determine how much time will be needed to conduct board business and address your questions, plus provide adequate seating for everyone. CRHOA Board meeting procedures were approved at the July board meeting which states meetings are to last a maximum of 90 minutes. Questions will have a strict 5-minute time limit and presentations 10 minutes. If your question cannot be answered within that time frame, the board will make every effort to respond via e-mail promptly (before the next board meeting if possible). The board encourages everyone to attend, so the lines of communication always remain open. Please join us next month! You can always e-mail or call any board member if you can't attend.

Treasurers Report

Beginning Balances

Checking	\$13,800.54
Savings	\$5,211.74
Reserve	\$4,500.96

Total Beginning Funds \$23,513.24

Income:

Savings Interest	\$0.04
Reserve Interest	\$0.04
Dues (2023)	\$747.00
Late Fees	\$110.00

Total Income \$857.08

Total available funds \$24,370.32

Expenses:

Power	\$261.39
Water	\$260.85
YOTM	\$46.56
4 th of July	\$260.27
Office Supplies	\$69.49
Postage	\$79.20
Landscaping	\$2,641.70

Total Expenses \$3,619.46

Ending Balances

Checking	\$11,038.08
Savings	\$5,211.78
Reserve	\$4,501.00

Total Ending Funds \$20,750.86

****One check outstanding for \$66**

Dues Outstanding:

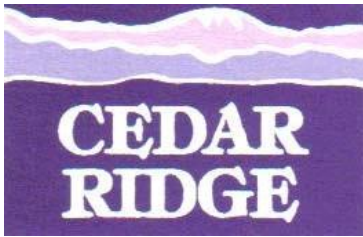
2021: 1

2022: 6

2023: 11

Late fees continue to accrue at a rate of 5% (\$5.50) per month. Thank you to everyone who have already paid their dues and fees.

THANK YOU!!!



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 _____