



October 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

FROM THE EVENTS

COMMITTEE

As the events chairperson, I'd like to send out a huge thank you to those who showed up and helped with the Fall Cleanup event on October 21. Specifically, Zibby Simson, Barb Moberg, Lia Hinkley, Diana Thompson and Travis Weber. Your helping hands made a huge difference in tidying up our mailboxes, storm drains and litter control along 112th.

Also, a special shout out and thank you to Svetlana Cojocar for helping deliver the flyers for the upcoming annual meeting! Teamwork really does make the dream work!

Board meeting Topics

The following topics were addressed in the October 9, 2023, Board Meeting

- Board meeting procedures finalized, signed and posted to website.
- Determine and finalize location and time of the CRHOA Annual meeting. A recommendation came from a homeowner to create and deliver a reminder flyer for the annual meeting to encourage attendance.
- Safety concern discussed concerning a person speeding through the neighborhood on a green dirt bike. Decision to report the incident and caution homeowners not to approach the individual should they continue to speed through our streets.
- Certified letters mailed out to homeowners in arrears of dues payments.
- October YOTM Halloween contest.
- Discussion about removal of Rhododendron plant on the east side of entrance. Bush is creating a traffic hazard, and blocks drivers' line of vision to oncoming traffic. Trimming of the bush was discussed with the landscaper prior to removal.
- Homeowners' questions and concerns received via e-mail addressed and answered.

Events Calendar

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

Next Board Meeting:

November 13 @ 6:30 pm
Bonney Lake Public Library

UPCOMING EVENTS:

**October Yard of the Month
Halloween decorating Contest**
October 30, 2023 @ 6pm

**2023 CRHOA
Annual Homeowners Meeting**
November 4, 2023 @ 10am-12pm
Bonney Lake High School

**Christmas Parade with Fir Ridge
Homeowners**
Date and time TBD

Watch for details coming soon! Come out and watch Santa and Mrs. Claus as they parade through Fir Ridge and Cedar Ridge and have your kids get their picture taken with them.

SAFETY ALERT!!!

An individual riding a green dirt bike was observed speeding and doing wheelies in a very dangerous manner through our neighborhood. When approached by a homeowner to slow down, the individual appeared to show what could have been a weapon and threatened the homeowner. If you see this happen again, **DO NOT ATTEMPT TO APPROACH** them but report the incident to the county Sherriff at their non-emergency number (253-287-4455).

**ELECTION OF 2024-2025
BOARD OF DIRECTORS**

By now you should have received your official ballot for the election of new board of directors in the mail. There are 5 positions available. If you don't see your choice listed, please write in your candidates and return your ballot by November 4th, 2023, to the CRHOA election committee person, any board member, bring your ballot to the annual meeting or mail it to CRHOA PO Box 7403 Bonney Lake WA 98391.

HAPPY HALLOWEEN!

Halloween is almost here, and everyone is excited for a night of fun, and candy, LOTS AND LOTS OF CANDY! It's important to remember that it's also an opportunity for vandalism and other forms of criminal activity. Here are a few tips to ensure your family and property remain safe and protected.

- Keep your outdoor lights on to prevent little ones from getting hurt. Wet pavement and porches are slippery and can cause falls.
- Always have a parent or guardian with you. Never trick-or-treat alone.
- Wear reflective clothing or strips to ensure car driving through can see you in the dark.
- Never enter a home alone, even if you know them.
- **DRIVE EXTRA SLOW!** Be watchful of little goblins who might dart out into the street from behind a parked vehicle.
- **Be watchful for suspicious activity or people.** If someone looks like they don't belong, they probably shouldn't be in our neighborhood. Report any sketchy activity or individuals to the authorities.

**A Special Message
From Your CRHOA Secretary**

I write to you as both your HOA secretary and a homeowner. I write because you need to know that the fate of your HOA is in your hands. The 2024 election is upon us, and we need board members. Whether you like or don't like the current board or boards of the past, how the board does or doesn't do business, your HOA needs you to run, to vote, to bring your voice to the meetings.

Why? Why do we have an HOA?

We have an HOA to keep a standard. Why do we have a board? To keep that standard, to pay bills, to manage the business of the HOA. Why do things need to change? Change is the flow of time. We can all agree that nothing ever stays the same. I purchased my home in 2004. We were 24, no kids, and only 1 dog. The house was so big, and our belongings barely filled our home. I never imagined our life would become so full! I joined the board because my children are growing up in this neighborhood. I felt I could help make a difference. I wanted to be a part of a team that would move the board forward. To be part of the change that I felt needed to happen. Boy! Have I learned A LOT! I understand so much now that I never understood before. It's been quite a ride! As a board member I can say that we have tried so hard to move towards change. We want the CC&Rs followed, enforced, and updated to better represent how we live today. We want to see events, new and old happening. We want to see community. I used the word perception at the last board meeting. In example of both how we understand things and how we are perceived. We have, unfortunately, not been perceived well, despite our best intentions. We didn't achieve what some people wanted. We overstepped according to some. An effect of this has left us divided. However, as you look over the ballot, as you check the date of the annual meeting., I ask you to remember the fate of your neighborhood is in your hands.

Diana Thompson
CRHOA Secretary
Homeowner

Treasurers Report

As of September 30, 2023

Beginning Balances:

Checking Account	\$11,518.99
Savings Account	5,211.83
Reserve Account	4,501.03

Total Beginning Fund \$21,231.85

Saving Interest	\$0.04
Reserve Interest	\$0.04
Dues (2020)	\$0.00
Dues (2021)	\$110.00
Dues (2022)	\$220.00
Dues (2023)	\$220.00
Late Fees	\$284.00
Transfer Fees	\$0.00

Total Income: \$834.08

Total Available Funds: \$22,065.93

Expenses:

Power	\$261.29
Water*	\$444.00
YOTM	\$40.00
Landscaping	\$287.55
Insurance**	\$844.66

*Currently under review for possible leak
**Full year one-time payment

Total Expenses: \$1,877.50

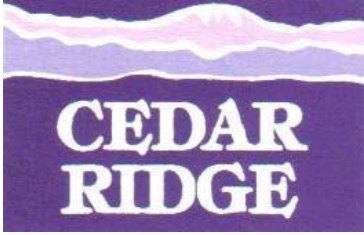
Ending Balances

Checking:	\$10,475.49
Savings:	\$5,211.87
Reserve:	\$4,501.07

Savings Account	\$5,211.48
Reserve Account	\$4,500.74

Total Available Funds: \$20,188.43

***One check outstanding for \$66.00



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 _____