



# CEDAR READER

April 2025

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

**CONTACT THE BOARD-**  
Cedar Ridge Homeowners  
Association  
P.O. Box 7403  
Bonney Lake WA 98391

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

## **PRESIDENT**

Julie Summers lot#67  
Text/Call 206-940-3160  
[crhoa2024@gmail.com](mailto:crhoa2024@gmail.com)

## **TREASURER**

Joanie Davey lot#22  
[crhoa2024@gmail.com](mailto:crhoa2024@gmail.com)

## **SECRETARY**

Svetlana "Lana" Antohi lot#44  
[crhoa2024@gmail.com](mailto:crhoa2024@gmail.com)



Additionally on the agenda is discussion of the rewrite of our governances laws. We get it's not flashy and fun but the State is making major changes and all HOAs are effected. Some of the changes are already happening but by 2028 they are all enacted. For More info check out our website under "Rewrite Committee" we provide the link to WUCIOA. (See pg.3)

Pierce County has notified us of its plans for both our neighborhood and Fir Ridge for road resurface or "chip seal" this Summer. When they begin they will require all cars, basketball hoops, landscaping and vegetation off the roads and they will need 15' above of clearance for their trucks to come through. We do not have dates yet, but will pass any information we receive on to you.

On page 4 you will see a copy of our monthly treasure report. The Quarterly is also complete and will be available soon on our website.

Our Treasure has been collecting dues. Thank you to all who paid. Unfortunately we have a few that are past due and are accruing monthly fees. Second Notices have been mailed. The notice costs the HOA and volunteer hours of our Treasurer. Please get those payments in everyone. If you are experiencing a hardship payment arrangements can be made. Just contact Joanie Davey (see this page). Thank you.

Our next event is Cinco de May on the 3rd. We are looking for helpers to help us setup. Contact Julie Summers if you can pitch in. Let's enjoy some Fiesta Fun! We are planning on a best homemade Salsa Contest. Top Prize is a gift card for Mr Jalapeño Restaurant in Bonney Lake. We will also have piñata for the kids. This is a block party so we hope everyone can make it out and the weather holds up. (details below)

Also put on your calendars our next Meeting on May 19th 6:30 lot#22. Hope to see you there. It takes great neighbors to make up a great neighborhood!

- Julie Summers (President)



**LETS FIESTA!**  
**CEDAR RIDGE BLOCK PARTY**  
**ALL residents are invited!!**

**Potluck, Salsa Competition, cornhole & a piñata for the kids!**

**When- Saturday May 3rd**  
**Time- 2:00 PM**

**Where- Cul-de-sac(109th & 204th)**  
**What to bring- The whole family, your own chair to sit & bring a dish to share in the potluck. Punch provided or bring your own beverage.**

**IF YOU WANT TO PARTICIPATE IN THE HOMEMADE SALSA CONTEST. BRING YOUR SPECIAL HOMEMADE RECIPE SALSA AND CHIPS. ALL ATTENDEES VOTE FOR THEIR FAVORITE. TOP PRIZE GIFT CARD FOR**

**Mr Jalapeño Restaurant**



Hurray for Spring! April showers bring May flowers. The front signage areas got a much due tree trimming and fresh bark last month. The front trees behind the sign were Pine-ing for a good trim. So glad it was a Poplar maintenance project for our residents! All puns aside, thank you all who have reached out to tell us their appreciation for the extra care to our common areas. Several of you have even sent us plant ideas and a 2nd additional 203rd entrance sign suggestions. To see you excited about your community makes us proud to live here with you all. We welcome your thoughts come to our next meeting May 19th and let's discuss on the agenda the beautification of the common areas.

On the agenda we will also discuss higher rate of interest for our Reserve Savings Account. We think we could do much better growing our reserve dollars and will open the discussion.





#### Ideas for Cedar Ridge Earth Day Lovers

- Bring a bag & pick up trash on a walk around the neighborhood or along 112th
- Volunteer to spread chip bark along the holding pond (see article this page)
- sign up for paperless delivery of your newsletters (see article this page)
- Clean up a yard and plant a tree
- Earth day superstars install solar panels on their home.



#### PAPERLESS NEWS IS YOUR CHOICE



Receive a copy of future Cedar Readers by email attachment. Send your request for digital delivery to Julie Summers at

[juliesummerscrhoa@hotmail.com](mailto:juliesummerscrhoa@hotmail.com)

Include your name and lot# along your request.

If you wish to continue to receive doorstep delivery then no action is necessary. I am glad to get my steps in, but we always love hearing from you. Let us know how we are doing by Email or Text

TEXT comments or questions.  
Or 206-940-3160

#### WHAT THE CLUCK?



Cedar Ridge does NOT allow chickens with the exception of emotional support animals (ESA) allowed under Washington State's Fair Housing Act (FHA). Because ESA chickens have been a question in recent years, the Board is explaining that even if we must allow for therapy purposes the Homeowners will have to abide within the rules set for this exception. Before the chickens come home to roost. . .

- You must submit a Doctor's ESA letter.
- The Board would like to see a yearly letter submission.
- No roosters! Cock-a-doodle-doo! They are noisy and not allowed in Pierce County.
- PU! You must maintain a regular disposal of waste.
- No free range chicken runners. They must be enclosed.
- The coop requires ACC approval
- For safety & nuisance reasons of sight, smell, & noise. 20 feet from any house
- Let's not put the coop away from your home, but up against your neighbor's fence line. ESA chickens are for your therapy not to drive your neighbor mad.
- We will be limiting the size of coops. Generally 4 square feet of coop space per standard breed chicken. (e.g. 5 chickens = 4' x 5').
- Limiting the amount of chickens. Under Washington state law: Urban areas under 1/2 acre lots only allow 5 fowl.

The placement & size of coop and amount of chickens is for the safety of all our Peeps. We don't want to attract local Coyotes. Living in a HOA community requires us all to be considerate of each other. Looking out for your neighbors makes Cedar Ridge egg-straordinary!

#### FREE SHRED EVENT

HOSTED BY  
CITY OF BONNEY LAKE  
& MURRAY DISPOSAL  
SATURDAY, APRIL 26, 2025  
9AM-12PM  
ALLEN YORK PARK  
BONNEY LAKE RESIDENTS MAY  
BRING UP TO 3 SHOPPING BAGS OF  
DOCUMENTS FOR SHREDDING.



#### WOULD YOU CHIP IN?

We are trying to get some FRESH and FREE chip bark to spread around the holding pond.

When it comes in (no date set) we could use some volunteers to spread the loads out. If you're interested in making our second entrance look a little better and can give us a hand notify the Board to sign-up.

(Contacts on pg.1)



#### BELOW THE NEW Y.O.M. SIGN

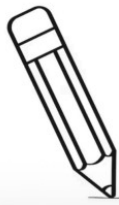


Soon spring will be here and the Yard of the Month (YOM) program will begin.

Our first winners will be featured in the next May newsletter. Please participate in YOM to make our neighborhood look appealing!! If you would like to nominate a neighbor for YOM, contact a board member or the YOM committee - Randy or Carol Rich, Lot 53.

There were a few yards last year that deserved the YOM award, but we ran out of nice weather, so you can look forward to be awarded YOM this year! -YOM Committee





## By-laws Rewrite Committee

*The By-laws were last updated in 2010. The CCR's have never been updated. One article on Recreational vehicles was added in 2010 to the CCR's after being put on the ballot and homeowners overwhelming voted to pass it. With all the changes in our States RCW's, new materials for home building, roofs, fencing and rules our Association wants to operate under, it is understandable that we need to up date our governing documents.*

*We have added "proxy voting" to our proposed by-laws. A proxy vote means a vote cast by one person as a representative of another. A homeowner delegates their voting power to another homeowner.*

*A proxy vote allows one member or homeowner to vote for another member or homeowner when they can not attend the annual meeting.*

*The member or homeowner may appoint a "proxy" to vote/act for another member or homeowner by executing an "appointment form" in the form of a record.*

*The form to be filled out will be available on the Association's web site. The form must be filled out and submitted to the Secretary of the Board one week prior to any meeting where specific voting is to take place that the homeowners have been notified will take place. The form is good for 6 months at which time another appointment form may be filed if needed.*

*We hope this will allow homeowners a chance to vote on we issues when they are unable to attend a meeting and will also help us meet quorum when voting on certain issues. This procedure will not be used for elections for Board positions or ballot votes to pass the CCR's or By-laws.*



## Neighbors helping Neighbors



Julie Summers would like to thank neighbors for helping her deliver newsletters Silvia Cooke, Randy Rich, Lana Antohi, Joanie Davey. You guys make it quick work and fun!



## Treasurers Message

Yearly \$ Assessments are past due now and fines have begun.

Contact us at [CRHOA2024@GMAIL.COM](mailto:CRHOA2024@GMAIL.COM)

if you need assistance.

-Joanie (Treasurer)



## ACC PROJECTS

**Homeowners are required to turn in ACC requests for exterior projects.**

**Forms are available on our website.**

**[WWW.CEDARRIDGEHOMEOWNERS.COM](http://WWW.CEDARRIDGEHOMEOWNERS.COM)**

**Contact the Board/ACC with any questions.**

**[crhoa2024@gmail.com](mailto:crhoa2024@gmail.com)**

## Frogs keeping you up at night?



Missing your Zzzz makes you want to Croak?

To get rid of frogs in the yard, remove standing water sources, mow grass and weeds short, and tidy away empty pots, old wood piles, and other hiding places for frogs. Prevent frogs from entering the yard by switching outdoor lights off at night and using frog repellent spray.

-HO submitted



## EVENTS-



### Cinco de Mayo Party-

Neighborhood block party!

Cinco (on the Tres) de Mayo

Where- inner cul-de-sac 109th & 204th

When- Saturday May 3rd

Time- 2:00pm

Bring a festive dish to share. All HOA invited



### Next Board Meeting-

**May 19th, 6:30pm (Lot#22)**

**20313 108TH Street Ct. E.**



### Forth of July Parade-

We are coordinating ahead of the parade and could use a little help day of. If interested in helping organize this special event let us know.

When- July 4th

Where- line up at Cedar Ridge sign

Time- line up 11:30 Marching begins at noon.



### Movie's by Midnight

This Summer we will be hosting an outdoor movie night. Details to come!

## CRHOA MONTHLY TREASURER REPORT

March 2025

### BEGINNING BALANCE

Checking	\$9,612.48
Savings	\$10,212.61
Reserve	\$4,501.71

= **TOTAL BEGINNING FUNDS**  
\$24,326.80

### INCOMING

Savings interest	\$ .08
Reserve interest	\$ .04

Dues (2025)	\$2,310.00
Late fees	
Transfer fees	

= **TOTAL INCOME**  
\$2,310.12

= **CHECKING + INCOME**  
\$11,922.48

(Total beginning + Total Income)  
= **TOTAL AVAILABLE FUNDS**  
\$26,636.92

OUTSTANDING  
DUES INCOME  
(Number of Lots)

2025 \_\_\_\_\_

### ENDING BALANCE

Checking	\$8,731.90
Savings	\$10,212.69
Reserve	\$4,501.75

= **TOTAL ENDING FUNDS**  
\$23,446.34

### EXPENSES

Annual Fees-	
State Corp. Fee	
P.O. Box	
Insurance	

Storage	\$40.00
Power	\$297.07
Water	
Website	\$30.00

Newsletter	
Office Supplies	
Postage	
Landscape	\$2,823.51

Legal fees	
Rain Pros	
* Events	
* Committees	
* Contingency	
* Other	

= **TOTAL EXPENSES**  
\$3,190.58

### MONEY TRANSFERS

Checking to Reserve	
Checking to Savings	

OUTSTANDING	
PAYMENTS MADE	

\* EXPLANATORY NOTES

Prepared by Joanie Davey Date April 08, 2025



### A Quirky Quip-

It's tax season. Anyone else notice that  
**THE IRS** put together  
spells **THEIRS?**

**SPECIAL \$ NOTE- THIS NEWSLETTER TOOK MANY VOLUNTEER HOURS TO PRODUCE YET WAS FREE OF HOA CHARGE IN ITS PRINTING & PAPER.**