



CEDAR READER

March 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

PRESIDENT

Julie Summers lot#67
Text/Call 206-940-3160
crhoa2024@gmail.com

TREASURER

Joanie Davey lot#22
crhoa2024@gmail.com

SECRETARY

Svetlana "Lana" Antohi lot#44
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Cedar Ridge is officially marching into Spring and your Board has been marching forward too. As soon as we completed our last Board meeting we got to work. The State Registration was paid and completed with the listing of your chosen Board.

Joanie, your pink haired Treasurer, has been collecting dues and paying bills. The Board also voted at the February Board Meeting for our Treasury to transfer \$5,000 from our checking into the HOA savings account (see Treasury Report pg.4). This is a safety measure. Yet looking ahead we are researching a higher rate of interest for the HOA Reserve Account. If you want to add input to the discussion this will be on the agenda at the May Board Meeting.



Speaking of money if you haven't paid your yearly dues to date you are late now. To avoid fees you have till April 1st to make your payment. No April fooling around let's get those dues in. Message your Board if you need to discuss arrangements.

You may have noticed some much needed front entrance upkeep and maintenance. The big green backdrop tree/hedge to our signage area got a sheering & cutting. See above pic that's a 16ft ladder with a 12 foot pole. We also had new bark spread up front. Thank you to our great gardener Paul Flores for the barking and Bryan of Fir Ridge for the tree service (ads pg.2).

The landscaping has required us to spend some money over the budget to get things under control and looking nice again. The HOA has the funds to do the necessary upkeep, yet moving forward we are looking into future budgeting to

continue the upkeep as a regular bi-yearly maintenance schedule. We think getting us on a maintenance schedule of fresh bark and of tree/hedge trimming will be more aesthetically pleasing and economical in the future. As opposed to saving the money till it looks uncontrolled then spending a larger amount to catch up. We hope everyone loves how beautiful it all has turned out.

Additionally we plan to give the Cedar Ridge sign a clean and seal as soon as we get our front sprinkler restarted for the year. It's important for us to keep our common area looking nice, much as we expect you all to keep up your yards. Putting our best foot forward as a community.

Our Secretary Lana is still posting and updating the website, typing minutes, and assisting the Community Facebook. The Board would like to give a special thanks to Donna Hinkley for hosting and continuing to host the community FB site as a place for neighbors to come together, chat and post. What a great service to our residents!

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March 20, 2025
First day of Spring!



By-laws

Rewrite Committee

Last September you received a copy of the proposed updated by-laws on your door step. At the annual meeting the By-laws committee went over these changes and updates. We highlighted the differences between the by-laws we are currently living under and answered homeowners questions.

Many of the changes made to our document reflect the changes to the RCW's (Revised Code of Washington) that were made by the State legislature. The biggest changes were to RCW 64.90 WUCIOA. Many of the changes went into effect last summer and by 2028 all HOA's must fully comply.

The By-laws Committee will include a short article each month in the newsletter with an explanation of many of the changes they have proposed to our governing documents. We hope thru these articles to give homeowners a better understanding of the changes to help you approve when it comes time to vote on them later this year.

An example of this is as follows: Included in the new by-laws is detailed information on all types of meetings. I.e. board meetings, the annual meeting, special meetings including a meeting to dissolve the association as well as executive session which is a confidential meeting session exclusively for the Board. Including this information helps a future HOA have a better understanding of how each meeting is run, purposes of each meeting, rules for running each type of meeting and how the board will conduct themselves at each type of meeting.

-By-laws Co.

ACC PROJECTS



Homeowners are required to turn in ACC requests for projects.

Forms are available on our website.

WWW.CEDARRIDGEHOMEOWNERS.COM

Contact the Board/ACC with any questions.

CRHOA2024@GMAIL.COM

The Board approved several new projects Feb-March including new paint colors and also a shed project.

We love to see you working hard to improve your lot!

WAS THIS STRUCTURE APPROVED
BY THE ACC ?

Ads of our great Cedar Ridge Yard Services



Chinook Tree Service

-40 yrs. Experience

Bryan Mittge

253-297-0427

Tree Trimming Removal
& Clean Up

chinooktree@aol.com

Licensed, Insured, Bonded



Flores Family Lawn Care

Paul Flores

253-227-5388

Mowing Services, Aeration/
Dethatching, Pet Waste Removal,
Property Clean-ups, Weed Control
& Fertilization AND MORE.
Licensed & Insured Residential &
Commercial

Find neighborhood forms,
documents and all the
latest on your neighborhood website.
www.cedarridgehomeowners.com

March
Forward, March
And welcome Spring,
When bunnies
bounce
And birds all sing!
When March winds blow
the Winter winds blow
They get the world
ready for April & May!
-Helen H. Moore

➡ **CONTINUING FROM PAGE ONE**

Newsletters like this one are being assembled, copied & delivered so far on a monthly basis. We are happy to bring you a newsletter each month that we have news to deliver. The newsletters are HOA free of charge, just many volunteer hours to assemble. If you are interested in contributing to upcoming articles just send in your news submissions. Also if you prefer to go digital vs paper delivery send Julie your email request. (see article below)

Our next event is Cinco de May on the 3rd. We are looking for helpers to help us setup. More info next month (see pg.4).

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)

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

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**



Way to go Lia Hinkley is an active student of Mountain View. She participates in Cross country, track and field, and many clubs. She is a Cadette Girl Scout where her love of helping younger girls shines when being a counselor in training for summer camp, as well as a VBS counselor. She also is an American heritage Girl; where she was recently recognized for her 115 hours of community service in the last 6 months of 2024. Lia gives a big thanks to everyone in the neighborhood who bought GS Cookies from her. Because of you, she gets to go to her dream camp this summer!

Way to go Reagan Marlar for winning a school Honesty Award!

Way to go Madison Fenner for winning as school Honesty Award!

Future is looking bright! We have some great kids here!



NEIGHBORS HELPING NEIGHBORS !

SOME NEIGHBORS GO ABOVE & BEYOND TO HELP OTHERS.

SCARLET TAFT (LOT#65) WOULD LIKE TO THANK JUST A FEW OF THE NEIGHBORS THAT HAVE ASSISTED HER OVER THE LAST FEW YEARS WITH HER GARBAGE CANS, YARD MOWING, MEALS ETC.

THANKS TO THE BRAUN'S, THE FLORES', THE WASILK'S, THE MUIR'S, THE CROSBY'S, THE SUMMERS', THE ORTH'S, THE ENTROP'S, THE LUDVIKSEN'S, JOANIE DAVEY AND EX-NEIGHBORS THE SMITH'S. MOST OF ALL SHE APPRECIATES YOUR FRIENDSHIP.

YOU PUT THE NEIGHBORLY IN OUR NEIGHBORHOOD!

IF YOU HAVE SOME NEIGHBORS TO THANK LET JULIE SUMMERS KNOW SO SHE CAN INCLUDE YOUR ATTITUDE OF GRATITUDE IN AN UPCOMING NEWSLETTER.

Treasurers Message



Yearly \$ Assessments are past due now!

Penalties begin April 1st.

Contact us at

CRHOA2024@GMAIL.COM

if you need assistance.

A big thank you to those homeowners who have already paid their 2025 dues!

-Joanie (Treasurer)

EVENTS-

Questions contact Julie Summers at
206-940-3160 or
crhoa2024@gmail.com



Cinco de Mayo Party-

We will be Hosting a neighborhood party!
Cinco (on the Tres) de Mayo
Want to pitch in some help in the planning?
Where- inner cul-de-sac 109th & 204th
When- Saturday May 3rd
Time- 2:00pm
Bring a festive dish to share. All HOA
invited. Save the date.



Next Board Meeting-

The Board's next meeting. Unless we
have urgent business, we will be on...
May 19th, 6:30pm (Lot#22)
20313 108TH Street Ct. E.



Forth of July Parade-

We need some help coordinating ahead of
the parade and setup day of. If interested in
helping organize this special event let us
know.

CRHOA MONTHLY TREASURER REPORT

February 2025

BEGINNING BALANCE

Checking	\$11,024.31
Savings	\$5,212.57
Reserve	\$4,501.67

= **TOTAL BEGINNING FUNDS**
\$20,738.55

INCOMING

Savings interest	\$.04
Reserve interest	\$.04
Dues (2025)	\$4,070.00
Late fees	_____
Transfer fees	_____

= **TOTAL INCOME**
\$4,070.08

= **CHECKING + INCOME**
\$15,094.31

(Total beginning + Total Income)
= **TOTAL AVAILABLE FUNDS**
\$24,808.63

OUTSTANDING
DUES INCOME
(Number of Lots)

2025 _____

ENDING BALANCE

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

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

EXPENSES

Annual Fees-	
State Corp. Fee	\$20.00
P.O. Box	_____
Insurance	_____
Storage	\$40.00
Power	\$279.57
Water	_____
Website	\$120.00
Newsletter	_____
Office Supplies	_____
Postage	_____
Landscape	\$22.26
Legal fees	_____
Rain Pros	_____
* Events	_____
* Committees	_____
* Contingency	_____
* Other	_____

= **TOTAL EXPENSES**
\$481.83

MONEY TRANSFERS

Checking to Reserve	_____
Checking to Savings	\$5,000.00

OUTSTANDING
PAYMENTS MADE _____

* EXPLANATORY NOTES

Prepared by: Joanie Davey Date: 3/13/2025

Help the
Butterfly find
the Flower!



A Quirky Quip-

My neighbor's lawn is
chicken proof.

Its impeccable!

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