



# CEDAR READER

May 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)



Spring is definitely underway and Summer is just around the corner. We see you all coming out to beautify your yards and we appreciate your care for our shared community. I think you gave our Yard of the Month Committee a tough choice with so many pretty yards. In the end the Committee chose the first 2025 winners Travis & Courtney Muir Lot #64! (see pg. 3) If your driving or walking through Cedar Ridge take a look at the winning yard and the newly painted Y.O.M. Sign. A big thanks to Randy and Carol Rich for running this positive and important Committee.

Along our holding pond we had some free chip bark delivered. Thank you to Chinook Tree Service for donating. Also a thank you to some volunteers willing to spread it. (See helping hands pg 3). More is coming volunteers to chip in still needed.

There has been some complaints about parking along the holding pond for after school kid pick ups.

We ask to spread the word to find better parking than on our common area.

Speaking of parking when our parade comes through July 4th we appreciate cars off the roads for the parade to pass.

Also on the subject of parking there is NO parking on lawns allowed. Only parking on paved driveways and ACC approved side drives. We all get that garages get full, yet lawns aren't an option and notices will be sent.

About our roads...we are designated for "chip sealing" this year. I am told that most likely it will be end of Summer. The Board has repeatedly asked the County to not pave right before our parade. Information to come. We cannot control timing yet are in regular discussions.

Late dues 3rd notices have been sent out and currently (May12) we only have 4 of our 91 Lots still owing dues, along with additional late fines. Great work Treasurer Joanie! We are just volunteers and your Board pays dues the same as you. Help make our jobs easier by getting those payments in and if you have a hardship, we will make payments arrangements with you.

The Bylaw Rewrite Committee will be passing out a flyer soon. The Board would like to see some interest in approving the Bylaw rewrite to move forward to an attorney review. This is not your final approval for passage just allowing us to continue the necessary work of law updates. Let's give the committee members some support for the hard work done.

The CCR Rewrite Committee needs volunteers to rewrite the CCR portion. It seems the 2024 CCR Rewrite Committee didn't get off the ground. So let's start fresh. There is still plenty of time before Washington State 2028 changes. Would you like



**NEW CEDAR RIDGE MOTHER GOOSE AND  
HER 6 GOSLINGS PARADING ON 203RD  
THE MORNING OF APRIL 28TH.**

to be involved in the forming of our laws? Let us know.

Speaking of rewrites.. the Board has listened to your voice from an unofficial poll last year and we have almost completed a revision of the fine schedule. Many of you wanted to keep fines but felt the current fines shouldn't be so high or accumulate so fast. We also wanted to emphasize in the process the need for a Board to act as one. So all steps are voted forward by majority of the seated Board Members. Also we wanted fines to be easier to forgive when a Homeowner is willing to work with us or has corrected the violation. We do hope fines are never needed. Yet if there is a real issue we have maintained this valuable tool. A copy when done will be added to the website and will be delivered.

Our Cinco de Mayo party was a hit! The event could have been a stinko when it decided to rain but attendees got under the pop-ups and the fiesta continued.

**CONTINUING ON PAGE TWO** ➡



**HOPE YOU  
HAD A HAPPY  
MOTHER'S  
DAY AND A  
S U P E R  
M O M M Y  
MONTH!**

## ➡ CONTINUING FROM PAGE ONE

We had great food and several wonderful salsas to try and judge. Congratulations to our contest winner Lesley Flores (see pg 3). We appreciate all who attended and made the party enjoyable! We are especially appreciative to Mr Jalapeño Restaurant for sponsoring us!

FirRidge has inquired on a joint June garage sale. We need to know if we would have enough Cedar Ridge lot participants first. Let the Board know your interest.

Our next big event is the Fourth of July. Planning is underway. Spectators can expect the Fire Engine, Marching Band, Horses and a Princess float. John Sellmann has agreed to "Grand Marshall" and line up marchers. Thank you John! All are welcome to participate in the parade or observe. We could still use any volunteers willing to pitch in to help. This will be our 34th Annual 4th of July Parade! Wow! Fir Ridge has volunteered their park for the refreshments to follow. All are welcome.

It really takes great neighbors to make a great neighborhood !

-Julie Summers (President)

## SAFE STREETS



Family Watchdog is a free service to help locate registered sex offenders and other types of offenders\* in your area.

Family Watchdog encourages you to use our site to help educate your family on possible dangers in areas that you frequently visit. Also, please don't forget to sign up for our free notifications that help keep you updated with offenders that move in/out of your area. Additionally Family Watchdog provides your family with information on drug recalls, vaccinations, food recalls and other safety information.



**FAMILY  
WATCHDOG.**

[WWW.FAMILYWATCHDOG.COM](http://WWW.FAMILYWATCHDOG.COM)

We have provided a link on our website under Safe Street Committee. If you would like to join or Head the Safe Street Committee contact the Board.



For those that back the blue May 15th was Peace Officers Memorial Day.



## 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)

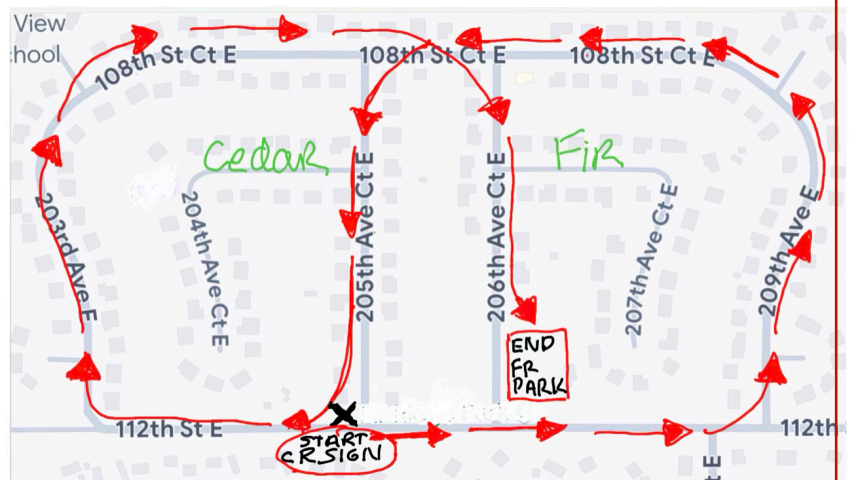
Contact the Board/ACC with any questions.

## 🇺🇸 FUN ON THE FOURTH 🇺🇸

The Forth of July is fast approaching and planning has begun for our Annual Parade. Write July 4th parade on those calendars. We hope you plan to observe or decorate those bikes, cars, riding lawnmowers, floats and join us!

## Cedar Ridge/Fir Ridge Parade Route

- Line up 11:30 (11:45 Fire Engine) in front of Cedar Ridge's sign
- Begin Marching 112th at noon towards Fir Ridge
- Left on 209th Ave E
- Continue on 108th
- Left on 205th Ave Ct E
- Right on 112th
- Right on 203rd Ave E
- Continue on 108th St Ct E
- Right on 206th Ave Ct E
- End with Refreshments at Fir Ridge Park on Left.



**PRINCESS**



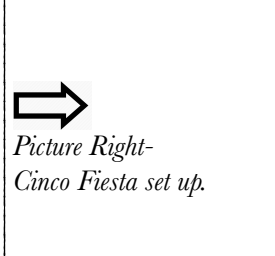
Queen Joanie will be heading up the Princess Float this Fourth of July. If you would like to sign your child up as a princess ahead it will help us purchase enough crowns and make plenty of room on the float ride. Contact Joanie at 253-228-9045 or [crhoa2024@gmail.com](mailto:crhoa2024@gmail.com) We could also use any float helpers.



# Cinco de Mayo



Picture Left of Lesley Flores and daughter Alexis. Lesley was our Cinco de Mayo Homemade Salsa winner!



Picture Right-  
Cinco Fiesta set up.

**A Big Thank you to Mr Jalapeño Restaurant in Bonney Lake for sponsoring Cedar Ridge's Cinco de Mayo's Salsa contest. Mr Jalapeño donated a \$50 gift card to our winner! If you get a chance to eat out at Mr Jalapeños be sure to thank them for supporting our community!**



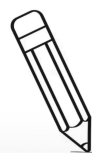
## Neighbors helping Neighbors

Thank you to all the neighbors that helped make our Cinco de Mayo fiesta a hit! From planning, set-up, clean-up, to loaning tables, pop-ups, etc we appreciate everything! It takes

a village to have a block Fiesta! Julie Summers, Joanie Davey, Svetlana Antohi, Gabriella Antohi, Mike Williams, Paul Flores, Ian Marcordes, Jim Herrera, Kelsey & David Fenner. Even some that couldn't attend helped & loaned- Jay Crosby, Barb Moberg, Travis Muir.

Also thank you to all the volunteers spreading chip bark. Lana Antohi, Gabriella Antohi, Joanie Davey, Mike Williams, David Orth, and Julie Summers.

We probably missed a few of you, so if we can list more of your helping hands send us a message for next month's newsletter. This is a place for all of you to thank community members that go out of their way to act neighborly!



## By-laws

### Rewrite Committee

#### By-Laws Changes by the Rewrite Committee

##### Dissolution of the Association

The original By-Laws did not list the steps of dissolution. The By-laws Committee proposes adding the following subject information to the revised Bylaws from current law. . . .

The Board of Directors or 10% of the Homeowners shall call for a special meeting to discuss and propose dissolving the Association. The Board will discuss the purpose of dissolving and what is involved, including but not limited to lights turned off, mailboxes no longer repaired, water shut off, no more landscaping done at front entrance, no community events and other pertinent information. The Board will explain how the assets will be distributed once all creditors are paid and how the distribution of assets will be determined. A vote to dissolve the Association will be done by sending a ballot to each Lot Owner. Once quorum is met (31ballots returned) 67% of the all Lot Owners or homeowners must vote in favor of terminating the Association to dissolve.

After dissolution is authorized, the Homeowner's Association must file with the Secretary of State's office "Articles of Dissolution".

## YARD OF THE MONTH

**Congratulations to Travis and Courtney Muir Lot #64 for winning YOM! Your yard looks lovely!**



## EVENTS-



### Board Meetings-

May 19th & August 18th

**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 with this special event let us know. We still need someone to help with refreshments.



### Movie's by Midnight

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

## CRHOA MONTHLY TREASURER REPORT

April 2025

### BEGINNING BALANCE

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

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

### INCOMING

Savings interest	\$ .09
Reserve interest	\$ .03

Dues (2025) \* \$1605.50

Late fees

Transfer fees

**= TOTAL INCOME**  
\$1605.62

**= CHECKING + INCOME**  
\$10,337.40

(Total beginning + Total Income)  
**= TOTAL AVAILABLE FUNDS**  
\$25,051.96

OUTSTANDING  
DUES INCOME  
(Number of Lots)

2025 19

### ENDING BALANCE

Checking	\$9,380.84
Savings	\$10,212.78
Reserve	\$4,501.78

**=TOTAL ENDING FUNDS**  
\$24,095.40

### EXPENSES

Annual Fees-	
State Corp. Fee	
P.O. Box	\$210.00
Insurance	

Storage	\$40.00
Power	\$297.17

Water	
Website	
Newsletter	
Office Supplies	
Postage	\$14.60
Landscape	\$95.85
Legal fees	
Rain Pros	\$298.94

* Events	
* Committees	
* Contingency	
* Other	

**=TOTAL EXPENSES**  
\$956.56

### MONEY TRANSFERS

Checking to Reserve	
Checking to Savings	

OUTSTANDING  
PAYMENTS MADE 15

### \* EXPLANATORY NOTES

\* \$10.50 Income was Donations to Events -

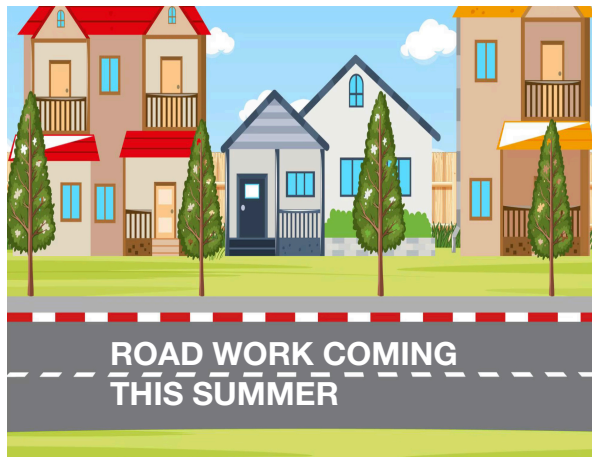
\* (one lot of \$10 and one lot of \$.50 dues overpayments were donated to Events spending instead of refund)

Prepared by: Joanie Davey Date: May 12, 2025



### A Quirky Quip-

I thought our front sign was sick, but I just had a sign us infection.



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