



CEDAR READER

August 2025

www.cedarridgehomeowners.com

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

PRESIDENT

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

TREASURER

Joanie Davey lot#22
crhoa2024@gmail.com

SECRETARY

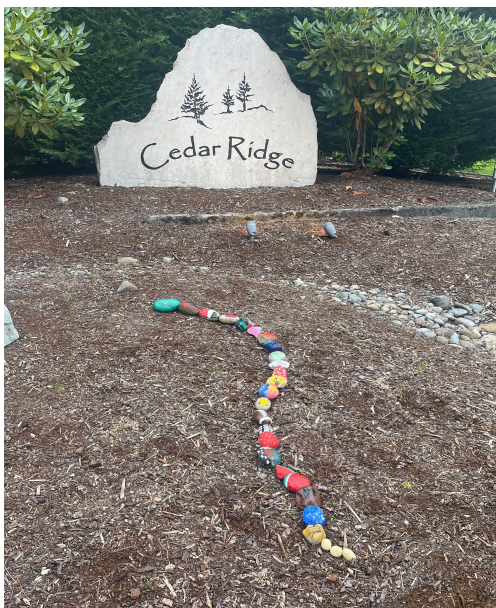
Svetlana "Lana" Antohi lot#44
crhoa2024@gmail.com



Hello Neighbors! We hope you're enjoying a fun and relaxing summer!

It was wonderful to see those of you who joined us for the community rock painting party. The colorful rocks are now lined up by our front sign to form a cheerful snake named Rocky the Ridge Rattler! He'll be hanging out by our front sign all summer. Feel free to add your own painted rock to help him grow. (See photo this page.)

We're also excited for our upcoming Outdoor Movie Night! You voted, and the winner is The Wild Robot (Rated PG), the heartwarming story of Roz, a robot who finds herself stranded on a remote island. As she learns to adapt, Roz builds connections with the island's animal



inhabitants and cares for an orphaned baby goose. It's a beautiful film with a powerful message, sure to be enjoyed by all ages. (Movie details can be found on this page.)

Adopt-a-Road Program is continuing in 2025. The Board has decided to continue Cedar Ridge's participation in the Adopt-a-Road program as a trial through 2025. Appt-a-road is a long-standing community service project Cedar Ridge first took on many years ago. Initially, it involved one or two cleanups a year along 112th, earning us a road sign in recognition.

However, the program has evolved. It now requires at least four cleanups per year, with each volunteer signing up individually. Per program rules, volunteers must be at least 15 years old.

To help us plan and order the appropriate number of reflective vests... **CONTINUING ON PAGE**

TWO ➡

Outdoor Movie Night
You voted and our movie is


The Wild Robot



**Come see a family movie
outside with neighbors**

**Saturday, August 23rd
8:00pm... movie starts at dark
weather permitting**

**Where: Summers house, cul-
de-sac of 204th & 109th.
Bring a chair to sit**

Snack shack will be open! 
**Admission- We ask you donate
a canned food for our local
food bank.**

➡ CONTINUING FROM PAGE ONE

... and gear, please let us know your participation plans. before the September 13th date. All participants must complete the attached volunteer form. The Board must collect all the forms that day

Our next cleanup is scheduled for Saturday, September 13th at 10:00 AM. We'll meet at the front sign. Please wear sturdy shoes, garden gloves, long sleeves, and pants for safety and comfort.

Important Note: If Cedar Ridge community participation remains low, the Board will need to reassess our involvement. While we're proud of the sign with our neighborhood's name, the commitment requires a lot of behind-the-scenes work. If interest doesn't support the effort, we may step aside to allow another group to take it on. Either way we have a great community here of residents.

Let's Talk Compliance...As most of you know, the current three-member Board was elected to keep the lights on and the basics running. Still, there are times when issues arise that require more involvement.

We won't be measuring lawns, but when a property falls noticeably below the expectations that have long defined our older neighborhood, the Board has to step in.

Our first step is always a neighborly one ...a quick call, text, or friendly visit when possible. This informal approach has been the most effective way to address the majority of concerns. But when those efforts don't lead to resolution, formal enforcement letters may follow. If those go unanswered, fines can be issued.

That said, we always aim for cooperation over confrontation. We frequently offer ways to reduce or

remove fines when homeowners work with us to bring things back into compliance. Our goal isn't to punish. It's simply to uphold fair and realistic standards for everyone.

However, in rare cases, a Homeowner may refuse all attempts at resolution. In those situations, we are left with no choice but to move forward with placing a lien on the property ... a step we consider only as a very last resort.

As part of this update, we do need to report that we are currently beginning the lien process with one lot. Please rest assured that we have made every effort to avoid reaching this point.

We appreciate your support as we continue doing our best to maintain the integrity and character of our community.

It truly takes great neighbors to make a great neighborhood !

-Julie Summers (President)

Consider Joining Our Board – Two Open Positions!



Board of directors

We currently have TWO open positions on our Volunteer Board and would love for you to consider joining our team. Elections are coming up this October, so if you're interested, please submit your name by September 21st to be on the ballot.

Requirements to Join:

- You must be in good standing (i.e., all dues and fines paid).
- Be available for a minimal of quarterly Board & one Annual meetings.
- Participate in email voting between meetings – this is essential to keeping things running smoothly.

We have a strong team and believe we've built a solid foundation to keep things moving forward. If you're interested, please reach out—we'd love to have you on board!

YARD OF THE MONTH

YOM winners for the month of August are Jesse and Jessica Belmont, Lot 18. Their yard is looking great after all the work they have been putting in.

Good job, guys!

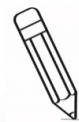
-YOM Committee



Everyone enjoys a fire pit with some s'mores, but we are currently in a stage 2 ban...

Stage 2 Burn Ban Now in Effect in Unincorporated Pierce County

Effective July 10, 2025, a Stage 2 burn ban is in place. This ban prohibits fire pits and all recreational burning in parks, beaches, backyards, and camping areas in unincorporated Pierce County.



By-laws

Rewrite Committee



Neighbors helping Neighbors

A big thank you to Meg Shaffer and Julie Summers for organizing our rock painting party. Thank you Carol Rich for adding sealer to protect the art. Thanks to Val for tables loaned out. Thanks Mike ... for your help setting up. Of course thank you to our participants both young and old. The rocks look great!

Thank you to the Bylaw Re-write Co for its continuing work. Barb Moberg, Randy Rich and Svetlana Antohi.

We realize the Homeowners are awaiting to give its attorney review approval to a revised bylaw rewrite. The Committee is making a few extra changes before the Board can sign off on it. We will have a flyer out to you as soon as ready.

*- Julie Summers
Committee Liaison*

EVENTS-

Board Meetings-

August 18th & November 17th
6:30pm (Lot#22)
20313 108TH Street Ct. E.

Annual Meeting

Hope you can all attend!
October 25th
Bonney Lake Library
10:15-12:45

Adopt-a-road

September 13th
10:00AM meet at front sign
Bring- signed form, gloves, wear comfortable shoes, long pants and sleeves.

Movie's by Midnight

Outdoor family movie
Saturday August 23rd
Cul-de-sac of 204th & 109th
Bring a chair and a canned food to donate.
8:00pm... Movie begins at dark
with snack shack open

CRHOA MONTHLY TREASURER REPORT

July 2025

BEGINNING BALANCE

Checking	\$4,312.14
Savings	\$10,212.95
Reserve	\$4,501.86

= TOTAL BEGINNING FUNDS

\$19,026.95
(+ US Bank CD \$5,000)

ENDING BALANCE

Checking	\$3,824.25
Savings	\$10,213.03
Reserve	\$4,501.90

=TOTAL ENDING FUNDS

\$18,539.18
(+ US Bank CD \$5,000)

INCOMING

Savings interest	\$.09
Reserve interest	\$.04

Dues (2025)	_____
Late fees	_____
Transfer fees	_____

= TOTAL INCOME

\$0.13

= TOTAL CHECKING

\$4,312.14

= CHECKING + INCOME

\$4,312.27

(Total beginning + Total Income)

= TOTAL AVAILABLE FUNDS

\$19,027.08
(+ US Bank CD \$5,000)

OUTSTANDING

DUES INCOME

(Number of Lots)

2025 0

EXPENSES

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

Storage	_____
Power	\$303.38
Water	\$88.66

Website	_____
Newsletter	_____
Office Supplies	_____
Postage	_____

Landscape	\$95.85
Legal fees	_____
Rain Pros	_____

* Events	_____
* Committees	_____
* Contingency	_____
* Other	_____

=TOTAL EXPENSES

\$487.89

MONEY TRANSFERS

Checking to Reserve	_____
Checking to Savings	_____
Other	_____

OUTSTANDING	_____
PAYMENTS MADE	_____

* EXPLANATORY NOTES

Prepared by: Joanie Davey Date: August 7, 2025



ACC PROJECTS

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

Forms are available on our website.

WWW.CEDARRIDGEHOMEOWNERS.COM

Contact the Board/ACC with any questions.

crhoa2024@gmail.com



A Quirky Quip-

Someone stole my next
door neighbor's lawn
last night.

He's out there now
looking forlorn...

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



Pierce County
Planning & Public Works
Maintenance & Operations Division

ADOPT-A-ROAD PARTICIPANT REGISTRATION FORM

Name of participant (print or type)	Date of Birth
Address, City, Zip	Telephone Number
Person to notify in case of emergency	Relationship
Address, City, Zip	Telephone Number

WARNING!--PLEASE READ CAREFULLY

Participants in the Pierce County Public Works Road Department Adopt-A-Road Litter Control Program are advised that working adjacent to a County road is a VERY DANGEROUS ACTIVITY, with risks of serious injury or even death. Each participant is further advised that the risk of harm is present even if all safety precautions are followed.

Each participant shall exercise due care in performing litter pick up activities. Participants must receive safety training provided by the Grantee Organization utilizing materials and training aids furnished by the County prior to participating in any cleanup activities. Participants shall wear a hard hat and vest furnished by the Organization and appropriate protective clothing during cleanup activities.

PARTICIPANTS ARE AGAIN ADVISED THAT THE SAFETY PRECAUTIONS DESCRIBED ABOVE DO NOT GUARANTEE THEIR SAFETY WHILE A PARTICIPANT IN THIS PROGRAM.

By signature below I acknowledge that I have read this form completely, and I understand the responsibilities, the hazards and the privileges of participation in the Adopt-A-Road Litter Control Program. My participation in this program is voluntary, and I agree to accept the risks connected with this activity, and further agree on behalf of myself, my heirs and assigns to hold harmless Pierce County and its employees from liability for damages, including injury or death resulting from participation in this program.

Signature of Participant:
Signature of Parent or Guardian if Participant is under the age of 18 years

Return this document to:
Pierce County Maintenance & Operations
4812 196th St E
Spanaway, WA 98387
PCADOPTAROAD@PIERCECOUNTYWA.GOV