



# CEDAR READER

July 2025

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



We hope everyone had a safe and enjoyable Fourth of July! The parade was a fantastic event, such a joy to watch! A big thank you to all who helped and participated! Amazing Lana cooked 200 hotdogs and Queen Joanie had a beautiful princess/cowboy float! John Sellman our Grand Marshall lead with patriotic flare. The excitement of the marching band, fire engine, police, convertibles, bikes... So many of you to thank that we have listed in an article on page 3. It's truly special that we've been able to host this amazing community celebration for 34 years!

To keep the community spirit going strong this summer, don't miss our upcoming events:

 Rock Painting Party – July 19th (see page 2)

 Outdoor Movie Night – August 23rd (see page 2)

We haven't chosen our movie yet, so we want your input! The choices are How to train your dragon, Wicked OR the Wild Robot. Text your vote for one of the films to 206-940-3160. Be

sure to include your name and lot number. (See page 2 for details.)

The county recently asked if we'd like to continue our Adopt-a-Road Program, and we've decided to give it another try with a cleanup event planned for September 13th. We'll see how it goes, but please note that we may discontinue the program in the future if there isn't enough community interest or participation.

In the meantime, we're excited to keep 112th looking great—but we'll need volunteers! If you or your teen need volunteer hours for school, scouts, or college applications, let the Board know. We're happy to provide a letter of recognition for your service.

Also, a big thank you to Carolyn Fry for your continued help with this great program. More details about the September cleanup will be shared soon!

Road repaving is starting in our neighborhood. Be sure to keep the cars off the streets as they begin.

Bylaw Committee wants your support soon to forward rewrite work on to the attorney. This is not a vote for the final revised bylaws just a choice for the Board to take the Committee's work and sharpen up the revision with the HOA attorney. We hope to deliver you a form for you to lend your lots support soon. A big thank you to our rewrite co for all your hard work!

It 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.

Let us explain how the Board functions currently:

To streamline responsibilities, we've moved to holding quarterly meetings, which is fully compliant with Washington State law (RCW 64.38 & 64.90) and actually the norm for self-managed older neighborhoods like ours with fewer than 100 lots. We plan to continue with this meeting schedule and hope to include the allowance of monthly or quarterly in our upcoming bylaw revisions.

Important Note on Voting:

Though we meet less often, we're still getting a lot done. Between meetings, voting by email allows the Board to make decisions efficiently. According to state requirements (RCW 64.38.035(4)), 100% of the Board must participate in each vote, and votes must be recorded electronically, so no abstaining is allowed.

If you can commit to:

- Attending four quarterly meetings and one Annual Meeting per year,
- Responding to Board email votes,
- And contributing to shared duties as needed...

...then we'd be happy to have you run in the election or be considered for appointment.

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!

## Rocky the Ridge Rattler



Meet “Rocky the Ridge Rattler”! This is a community art project for young and old started by neighbor Meg Shaffer.

Each painted rock will add a unique flair to our rocky serpent when added in a row.. The stone slitherier will be displayed at our front signage area. To kick it off Cedar Ridge will be hosting a painting party on

**When : Saturday July 19th at 2:00**  
**Where: the cul-de-sac of 204th & 109th.**

**Bring an approximately 3” rock.**  
**The paints, supplies & some refreshments will be provided.**

Then the community is encouraged to add rocks to the end. Let’s see how long the body of our “Rocky the Ridge Rattler” grows!

## MOVIES BY MIDNIGHT

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. The Snack Shack will be open!**

**Admission- We ask you donate a canned food for the local food bank.**

TEXT your VOTE to 206-940-3160 for your favorite PG-rated movie listed below! Please Include your name & lot #.

Choose from:

- HOW TO TRAIN YOUR DRAGON (2025 live-action if available, cartoon version if not)
- WICKED
- THE WILD ROBOT

*How to Train Your Dragon*



*Wicked*



*The Wild Robot*



## YARD OF THE MONTH

YOM winners for the month of July are Paul and Julie Summers, Lot 67. Their amazing yard is always picture perfect! Thank you for helping to make Cedar Ridge a beautiful place to live.

-YOM Committee



## Neighbors helping Neighbors

Thank you to so many of you that made the Fourth of July Parade as special as it is!

Joe and Ellen Carl and the Sumner/BL Marching Band, East Pierce Fire Dept, Dave Shaffer (Pierce County Police), John & Sharon Sellman (Grand Marshall), Lana Antohi (Hotdog Chef) Gabriella Antonhi (band member/volunteer), Igor Antohi (hotdog volunteer), Donna and Lia Hinkley (marchers), Laurie Selle (band, cowboy hat donation), Joanie Davey (Princess float and front sign flag), Mike Williams (float driver/decor volunteer), Zibby Simpson (refreshment volunteer), Cris Entrop (convertible driver/Float decorator), Barb Moberg (booked fire engine), Dylan & Amanda Pyle (provided float), Julie Summers (organizer), the Fir Ridge crew (refreshments and park), and all you wonderful princesses, cowboys, and bike riding participants.

So many of you we hope we didn’t forget anyone! The parade was truly a patriotic community effort! Thank you all!



# FUN ON THE FOURTH

More pics on our website  
[Cedarridgehomeowners.com](http://Cedarridgehomeowners.com)



## EVENTS-

Board Meeting-  
August 18th  
6:30pm (Lot#22)  
20313 108TH Street Ct. E.

Annual Meeting  
October 25th  
Details to come

Snake paint party  
Saturday July 19th 2:00  
Cul-de-sac of 204th & 109th  
Bring an approximate 3" rock .  
Paints and refreshments provided

Adopt-a-road  
September 13th  
Details to come

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

June 2025

### BEGINNING BALANCE

Checking	\$9,748.52
Savings	\$10,212.87
Reserve	\$4,501.82

= TOTAL BEGINNING FUNDS  
\$24,463.21

### ENDING BALANCE

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

=TOTAL ENDING FUNDS  
\$19,026.95  
(+ US Bank CD \$5,000)

### INCOMING

Savings interest	\$ .08
Reserve interest	\$ .04
Dues (2025)	\$110.00
Late fees	\$11.00
Transfer fees	

= TOTAL INCOME  
\$121.12

= TOTAL CHECKING  
\$9,869.52

= CHECKING + INCOME  
\$9,869.64

(Total beginning + Total Income)  
= TOTAL AVAILABLE FUNDS  
\$24,584.33

### EXPENSES

Annual Fees-	
State Corp. Fee	
P.O. Box	
Insurance	
Storage	
Power	\$303.34
Water	\$48.36
Website	
Newsletter	
Office Supplies	
Postage	
Landscape	\$191.70
Legal fees	
Rain Pros	
* Events	
* Committees	\$13.98
* Contingency	
* Other	

=TOTAL EXPENSES  
\$557.38

### MONEY TRANSFERS

\*Checking to US Bank CD \$5,000

OUTSTANDING  
DUES INCOME  
(Number of Lots)

2025 0

OUTSTANDING  
PAYMENTS MADE

\* EXPLANATORY NOTES  
\* \$13.98 Welcome Committee for Basket+Cookies (2 homes)  
\* \$5,000 was invested into a CD at US Bank from checking

Prepared by: Joanie Davey Date: July 8 , 2025

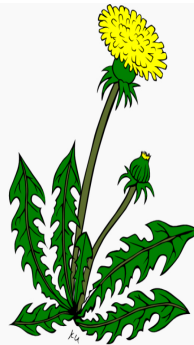
QUARTERLY TREASURER REPORTS AVAILABLE ONLINE  
[cedarridgehomeowners.com](http://cedarridgehomeowners.com)



### 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)



*Nobody wants to  
have your weeds.  
The wind picks up &  
shares the seeds.  
Before they spread,  
pull them out.  
That's what being  
neighborly is all  
about!*  
-JS



### A Quirky Quip-

How do you make a lawn smile? Just give it a little "mow-tivation!"

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