

# CEDAR READER

June 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)



Hello Neighbors! June is here, and that means Summer is just getting started! A big congratulations to all the dads and grads—this month is for you!

We're excited to invite everyone to be a part of our 34th Annual Fourth of July Parade. Whether you're marching or watching from the sidelines. (See details on page 2.) Parade watchers can look forward to a fire engine, the Sumner Marching Band and Color Guard, horses, and maybe even a few classic cars! Princesses are welcome, too—if your child wants to ride in the parade, sign them up! Our very own pink-haired Board Queen, Joanie, will provide a crown and float for all participating princesses. To sign up, contact Joanie at 253-228-9045.

Everyone is encouraged to join the fun—decorate your bikes, cars, riding lawnmowers, or floats and be part of the parade! Line-up begins at 11:30 AM, and the parade kicks off at noon. Afterward, stick

around for refreshments in Fir Ridge Park. We can't wait to see you there!

Our front sign will be getting a scrub and seal soon by volunteers before parade day. Also a large American flag has been donated by Joanie Davey to be hung in the front entrance for our parade. Important: Please remember to move your vehicles off the street so the parade can pass safely.

Also upcoming is a joint Fir Ridge/ Cedar Ridge garage sale June 20-22 from 9am- 4pm. For those wishing to join in there is no sign up needed. Just put out your sale items and/or shop your neighbor's wares.

Another event is a community rock painting project on Saturday July 19th, 2pm at the cul-de-sac of 109th & 204th. Rocks will be displayed at our front sign area to create "Rocky the Ridge Rattler". Should be fun for all. Bring an approximately 3" size rock and paints & refreshments will be provided.(see details pg. 3). If you can't attend or just want to contribute then everyone is encouraged to add a painted rock to the tail to watch Rocky the Ridge Rattler grow!

We are petitioning the County for No Parking signs along the holding pond. This is to discourage parking on our chip bark which has become a problem. More details as we are given answers.

Just a quick reminder that homeowners are responsible for maintaining all areas within their property lines. This includes the space up to the street edge—even if there's a fence along the easement. So even if there is a fence blocking the view, the other side of a fence remains the lot owners responsibility up to the street. We hope this helps clarify any confusion.

On the subject of finances ALL HOA annual dues have been paid! Thank you to everyone for your

timely contributions and commitment to the community. Great job!

Also speaking of income.. the Board has invested \$5,000 of its savings into a higher yield CD. We shopped around and got you the best deal possible by investing the \$5,000 at US Bank. We have put the money into a 5 month CD with a APY (annual percentage yield) of 4.00%. Which will produce much more of a return than the current pennies a month. We have left approximately \$5,000 still in the savings account to be available when needed for rewrite review costs.

Let's Talk About the Bylaws Rewrite. After a year of thoughtful work, the Committee has carefully refined a proposed update to our Bylaws. Their process has been thorough, guided by research and a strong commitment to our community's future. We are required to adopt an updated set of Bylaws before new legislation takes effect in 2028.

Soon, we will need your help to move forward with Bylaw changes. The Board is requesting signature support from neighbors to authorize an attorney review of the draft. This is not a final vote on the Bylaws themselves—just the next step in the process. Please consider lending your support so we can continue this important update for our neighborhood.

As part of this overall refresh, the Board has also approved a new fine schedule. While we hope enforcement won't be necessary,

CONTINUING ON PAGE TWO 

HAPPY FATHER'S  
DAY!





**CONTINUING FROM PAGE ONE**

having a clear and fair process helps maintain our shared standards. Copies of the schedule have already been distributed by hand to doorsteps or mail and are also available on our website:

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

Lastly on laws, although the Bylaws are ready to move forward, we ask you let the Board know if you have input for our CCR (Covenants, Conditions, and Restrictions) portion

of law rewrites. We want to know your ideas as we sketch out some possible updates.

What a wonderful community we have—and it's growing! Please join us in giving a warm welcome to our newest members:

- Joseph Paglia at Lot #55
- Daryl & Lisa Carr with family at Lot #43

Both families were recently greeted by your Board with a welcome packet and some goodies. We

encourage everyone to extend a friendly hello and help make them feel right at home!

Let's continue to show why this neighborhood is such a great place to live.

It really takes great neighbors to make a great neighborhood!

-Julie Summers (President)

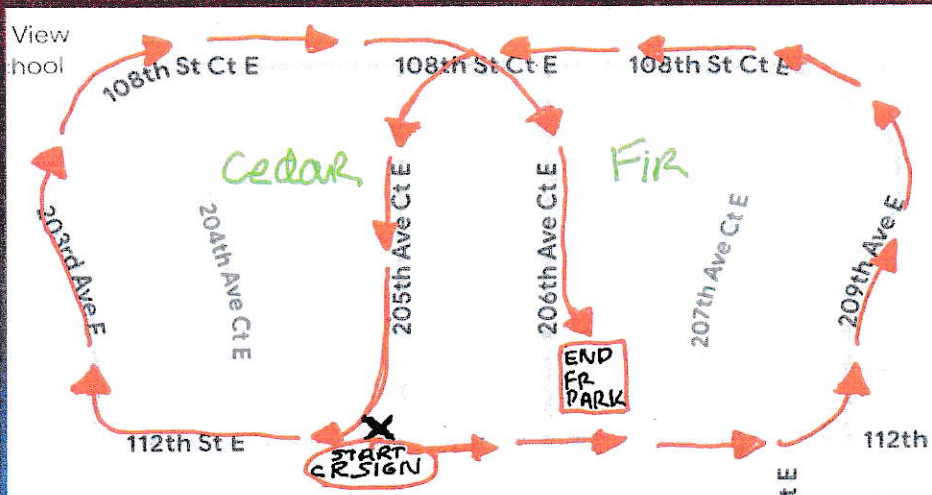
**FUN ON THE FOURTH**

The 34th Annual Fourth of July Parade is almost here and we hope to see you there. All are welcome to observe or decorate those bikes, cars, riding lawnmowers, floats and join us! Lineup at 11:30 at our front sign. March begins at noon. Refreshments following in Fir Ridge park.



**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.



Let's Clear the streets for the Fourth of July Parade coming through! 🇺🇸



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.

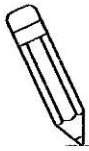


A Quirky Quip-  
If you see a group of rabbits marching backwards in the 4th of July parade, tell your neighbor its a receding hairline.



## YARD OF THE MONTH

The YOM winners are (drumroll please) Jason and Cynthia, Lot 56. Their improvements of building a wall gave them a nice grass area in their front yard. Looks great!



### By-laws

#### Rewrite Committee

By-Laws Changes by the Rewrite Committee

#### Executive Session

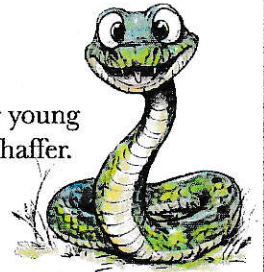
All meetings of the Board of Directors shall be open for observation by all homeowners of record and their authorized agents. This means that homeowners in Cedar Ridge may attend all meetings of the board. The board must inform homeowners when they will convene for a meeting. The one exception to this is when the board goes into Executive Session. This means the board meets in private to discuss certain issues. The only issues they may discuss are defined in the state's RCW's. Those topics are the only business that may be discussed in private or Executive session. Upon an affirmative vote in an open meeting to assemble in closed session, the Board may convene in closed executive session to consider personnel matters, consult with attorney on legal matters, discuss existing or pending litigation, matters involving possible violations to governing documents, and matters involving the possible liability of an owner to the Association.

These are some of the topics that can be discussed in closed session. All other association business must be discussed at regular board meetings or special meetings when homeowners are present. The motion and the stated purpose for closed session must be included in the board meeting minutes. No motion, action adopted, passed or agreed to in closed session may become effective unless the Board upon return to open meeting, votes in open meeting on the motion. The vote will be recorded in the board meeting minutes. Minutes of Executive session will be kept by the board and separate from the regular monthly board meeting minutes.

## 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 slitherer will be displayed at our front signage area. To kick it off Cedar Ridge will be hosting a painting party on Saturday July 19th at 2:00 in the cul-de-sac of 204th & 109th. Bring an approximately 3" rock. The paints & 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!



## Neighbors helping Neighbors

As always, we thank our newsies delivery team! Joanie Davey, Randy and Carol Rich, Silvia Cooke, Lana Antohi and Julie Summers.

Thank you to Brian of Chinook Tree Service for the FREE chip bark. Thank you to Paul Flores for the discount spreading of the bark. Thank you Joanie & Julie for raking pinecones/needles around the holding pond before the spread.

John and Tiffany Wasilk would like to thank neighbors for meals and assistance through a challenging time. Thanks to Cris Entrop, Valerie Crosby, Julie Summers, Scarlet Taft, Kelsey Fenner, Bobbie Braun, Barb Moberg, Joanie Davey, Elisa Ludviksen, Silvia Cooke, and Jaeleen Jensen.

To everyone who's made a difference, large or small: thank you. Your generosity and neighborly spirit help strengthen our bond and remind us of the goodness that surrounds us. Any member can submit your appreciation—send your gratitude messages to Julie Summers for next month's newsletter.



Welcome to our new Cedar Ridge neighbors !

Daryl & Lisa Carr  
Lot#43

&

Joseph Paglia  
Lot#55

We are so glad you have joined our community!



## EVENTS-

Board Meeting-

**August 18th**

**6:30pm (Lot#22)**

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

Garage Sale

**June 20-22, 9am-4pm**

Fourth of July Parade-

**Lineup at 11:30 at our front sign.**

**Marching begins at noon**

Snake paint party

**Saturday July 19th 2:00**

Cul-de-sac of 204th & 109th

**Bring an approximate 3" rock . Paints provided**

Movie's by Midnight

**In August we will be hosting an outdoor movie night. Details to come!**

### **Bread by Bobbie Rae**

*Fresh. Homemade. Irresistible. Beautifully golden, crusty on the outside, soft and fluffy inside — Bobbie Braun's (Lot83) homemade sourdough bread is baked with love and only the finest ingredients. Order now and bring the warmth of real bread to your table!*

253-359-7393



### **ACC PROJECTS**

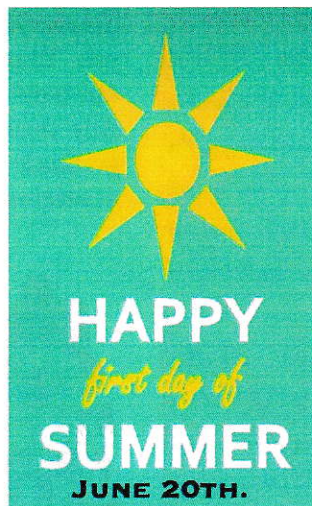
**Homeowners are required to turn in ACC requests for exterior projects.**

**Forms are available on our website.**

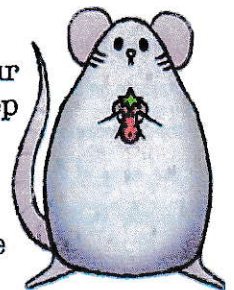
**WWW.CEDARRIDGEHOMEOWNERS.COM**

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

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



**Oh—rats!** When blackberry bushes become overgrown, they can attract rodents and quickly get out of control. Please take time to clear brush from your backyard to help keep our neighborhood clean, safe, and enjoyable for everyone. Let's all be the neighbors we'd want next door!



## CRHOA MONTHLY TREASURER REPORT

May 2025

### BEGINNING BALANCE

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

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

### ENDING BALANCE

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

**=TOTAL ENDING FUNDS**  
\$24,463.21

### INCOMING

Savings interest	\$ .09
Reserve interest	\$ .04
Dues (2025)	\$990.00
Late fees	\$77.00
Transfer fees	

**= TOTAL INCOME**  
\$1,067.13

**= TOTAL CHECKING**  
\$10,447.84

**= CHECKING + INCOME**  
\$10,447.97

(Total beginning + Total Income)  
**= TOTAL AVAILABLE FUNDS**  
\$25,162.53

### EXPENSES

Annual Fees-	
State Corp. Fee	
P.O. Box	
Insurance	
Storage	\$40.00
Power	\$297.22
Water	
Website	
Newsletter	
Office Supplies	
Postage	
Landscape	\$362.10
Legal fees	
Rain Pros	
* Events	
* Committees	
* Contingency	
* Other	

**=TOTAL EXPENSES**  
\$699.32

OUTSTANDING  
DUES INCOME  
(Number of Lots)

2025 1

### MONEY TRANSFERS

Checking to Reserve	
Checking to Savings	

OUTSTANDING  
PAYMENTS MADE

\* EXPLANATORY NOTES

Prepared by: Joanie Davey Date: June 10 , 2025

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