



CEDAR READER

September 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



Welcome, Autumn!

The season of colorful leaves, football, apple cider and our CRHOA Annual Meeting is nearly here! Mark your calendars for October 25th. If you'd like to present something at the meeting, please let us know so we can add you to the agenda.

HOA Board Elections will be held during the Annual Meeting, and there's still time to add your name to the ballot! If you're interested in joining the Board, please submit your name by September 21st. We have two open positions and would appreciate your involvement.

Governing Document Updates will be added to the Annual Meeting Ballot. You'll soon receive a ballot in the mail regarding spending on needed changes to our governing documents. The ballot item is a request for approval to use savings for an attorney to review proposed changes. This is not a final vote on the changes themselves. It is just a step toward getting expert input before we proceed with a final vote.



**PIC LEFT- OUTDOOR
MOVIE NIGHT!**

**NEIGHBORS WATCH
"WILD ROBOT"
UNDER THE STARS**

Also included on the Annual Meeting ballot is a proposal to make quarterly Board meetings a permanent allowance. Quarterly Meetings are a common practice for HOAs with fewer than 100 homes, especially those managed by homeowner volunteers. The current Board has found quarterly meetings more efficient, effective and necessary to Board volunteer's schedules. You'll find the wording of the proposed change on page 2. If approved future Boards can choose to hold monthly or quarterly meetings. Unlike the vote for attorney review this is a ballot item for a permanent change. Any possible future attorney review would only be to clean up the language but the practice would become law if the ballot item is approved.

Upcoming 112th Adopt-a-Road clean-up is happening this Saturday at 10:00 AM, hope you will join us. Meet us at the front entrance sign to get started. If you haven't signed up yet then no worries. We'll have extra forms and equipment available that day.

Volunteers for Adopt-a-Road must be at least 15 years old. Be sure to wear sturdy shoes, gloves, and clothing suitable for outdoor work, long sleeves and pants are recommended. We'll be walking along 112th picking up litter and helping keep our neighborhood beautiful. Your participation matters! Community involvement will be the Board's cue to future HOA continuance in the program.

Movie Night Recap...Our recent Outdoor Movie Night at the Summers home was a big success! Before the film,

an arranged ice cream truck kicked things off with some sweet treats, followed by snacks from our very own "Snack Shack." Huge thanks to Leslie Flores for making us the hot and delicious popcorn. Along with the donated candy, cookies, punch and various snacks it was a treat for all.

We watched the movie Wild Robot, which was enjoyed by kids and adults alike. Best of all, we collected 56 lbs of food donations, which have been delivered to Good Roots Northwest in Buckley. Thank you to everyone who came out, had fun, and gave back to our local community. You made it a night to remember! It truly takes great neighbors to make a great neighborhood!

-Julie Summers (President)

**PIC BELOW- EVERLY ORTH
ADDING A BEAUTIFUL ADDITION
TO ROCKY THE RIDGE RATTLER!**





We all love our beloved pets. Just a reminder to be a responsible pet parent. Let's not let our animals roam. It isn't fair to your neighbors or safe for the furry friends.

If you have an animal issue with your neighbor. First reach out. Most neighbor's will appreciate you letting them know of your concern and strive to be neighborly.

If needed contact Pierce County Animal Control for assistance and advice. They will address

- ANIMAL BITES
- ANIMALS RUNNING LOOSE
- CRUELTY REPORTS
- INJURED ANIMALS
- VICIOUS ANIMAL COMPLAINTS
- ANIMAL NOISE COMPLAINTS

(253)798-PETS (7387)

Or fill out the online compliant form at

<https://www.piercecountywa.gov/4001/Animal-Complaints>

Consider Joining Our Board – Two Open Positions!



Board of directors

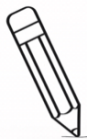
We currently have TWO open positions on our Volunteer Board and would love for you to consider joining our team. Elections are coming up this October, so if you're interested, please submit your name by September 21st to be on the ballot.

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!

Find neighborhood forms, documents and all the latest on your neighborhood website. Bylaw rewrite's draft is posted on the website. www.cedarridgehomeowners.com This draft was put together by many hands...the Rewrite Committee, then edited, added, & approved by your Board. Next we would like an attorney to review.



By-laws

Rewrite



— THE BOARD IS ASKING NEIGHBORS TO GIVE APPROVAL FOR SPENDING (FROM SAVINGS) FOR AN ATTORNEY REVIEW OF BYLAW CHANGES. DETAILS WILL BE ON AN ANNUAL MEETING BALLOT.

— ALSO WE WOULD LIKE TO ASSOCIATION MEMBERS TO MAKE PERMANENT OUR CURRENT PRACTICES OF QUARTERLY MEETING ALLOWANCES INTO OUR BYLAWS. (See wording below). A BALLOT FOR YOUR APPROVAL WILL BE MAILED TO LOTS BEFORE THE ANNUAL MEETING.

3.6.3 Quarterly Meetings

If the Board elects to operate on a quarterly meeting schedule, it must hold no fewer than four (4) Board meetings per calendar year, in addition to one (1) Annual Homeowner Meeting. Between scheduled Board meetings, the Board shall provide homeowners with monthly Treasurer's Reports and timely updates on any important issues or decisions. This information may be distributed by email, website, mail, newsletter, or other available communication methods. Any Board votes conducted between meetings must be unanimous and documented in writing, either on paper, by email, or through other electronic means. All such votes shall be officially recorded in the minutes of the next Board meeting. Matters involving compliance or sensitive topics may be documented without details or recorded within Executive Session minutes to protect all parties involved.

YARD OF THE MONTH

September winners for Yard of the month are Chuck and Pam Christophel, Lot 59. Their yard always looks beautiful and all the unique decorations add to the delight! -YOM Committee



Neighbors helping Neighbors



Thank you to the Mann Family and Orth Family! Both families had girls adding a beautiful rock addition to Rocky the Ridge Rattler!

Thank you to Randy & Carol Rich for taking it upon themselves to trim the too tall rhododendron in our entrance area. You have made it much safer for us all to see when we turn!

Thank you to the Bylaw Rewrite Committee of Randy Rich, Barb Moberg and Lana Antohi for the difficult task of writing a Bylaw draft. They have completed their work and have laid a foundation for our future changes. If any committee deserves a retirement party this one does!

Thank you to Paul & Julie Summers for hosting outdoor movie night and donating candy, juice, cookies and cupcakes. Thank you Leslie Flores for donating and popping the popcorn! Thank you Joanie Davey for the potato chips.

Thank you Cedar Ridge from Good Roots Northwest for the 56lbs of food donations collected at our outdoor movie night!

HOMEOWNER HOT TIP



Backyard burning produces various compounds toxic to the environment including nitrogen oxides, organic compounds, carbon monoxide and particle pollution. This pollution damages the air quality, especially during the late summer when we already have smoke since the air from nearby fires. Please don't burn! -Carol Rich

Coyote Awareness & Pet Safety



We're saddened to share the unfortunate news that the Hinkley family recently lost their beloved cat, Max, in a coyote attack. Our hearts go out to them during this difficult time.

This tragic incident is a reminder for all of us to remain vigilant with pets and small children, especially during evening and early morning hours when coyotes are most active.

To help reduce the chances of attracting wildlife into the neighborhood, please:

- Bring pet food bowls indoors
- Secure trash bins and compost
- Avoid leaving food or scraps outside

While serious incidents should be reported to Animal Control, it's important to remember that coyotes are a natural part of our environment and have long shared this area with us. With awareness and care, we can help minimize risks while coexisting safely.



Adopt-a-Road Clean-Up – This Saturday!

Join us for our next Adopt-a-Road event this Saturday, the 13th at 10:00 AM. We'll meet at the front entrance sign before heading out to clean up along 112th.

This is a great opportunity to give back to the community and our efforts are proudly recognized with a street sign honoring our volunteer work.

We'd love to have your help and hope to see you there!

EVENTS

Board Meeting

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.



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

CRHOA MONTHLY TREASURER REPORT

August 2025

BEGINNING BALANCE

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

= TOTAL BEGINNING FUNDS

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

INCOMING

Savings interest	\$.05
Reserve interest	\$.04

Dues (2025)

Late fees

Transfer fees

= TOTAL INCOME

\$0.09

= TOTAL CHECKING

\$3,824.25

= CHECKING + INCOME

\$3,824.34

(Total beginning + Total Income)

= TOTAL AVAILABLE FUNDS

\$18,539.27
(+ US Bank CD \$5,000)

OUTSTANDING

DUES INCOME
(Number of Lots)

2025 0

ENDING BALANCE

Checking	\$7,877.43
Savings	\$5,213.08
Reserve	\$4,501.94

=TOTAL ENDING FUNDS

\$17,592.45
(+ US Bank CD \$5,000)

EXPENSES

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

Storage	\$120.00 *
Power	\$303.48
Water	\$112.84

Website
Newsletter
Office Supplies

Postage
Landscape
Legal fees

Rain Pros

* Events
* Committees
* Contingency
* Other

=TOTAL EXPENSES

\$946.82

MONEY TRANSFERS

Checking to Reserve
Checking to Savings
Savings to Checking
Other

OUTSTANDING
PAYMENTS MADE

* EXPLANATORY NOTES

* Storage for 3 months

* Events \$218.80= \$50 (4th hotdogs)+ \$75 (4th Fir Ridge)+ \$93.80 (5gal beverage container)

Prepared by: Joanie Davey Date: September 8, 2025

September



September, September the first month of fall,

It's the first month of school and football.

September has the holiday Labor Day,

And in those fall leaves we love to play!

You might need to wear your favorite sweater,

With all this changing weather!

Eating apples and sipping cider,

Our smiles can't get any wider.

Welcome September, Welcome!

- Sara C. Tate



A Quirky Quip-

Why did the neighbor paint their grass green? They wanted to fake it till they rake it!

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