



CEDAR READER

OCTOBER 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

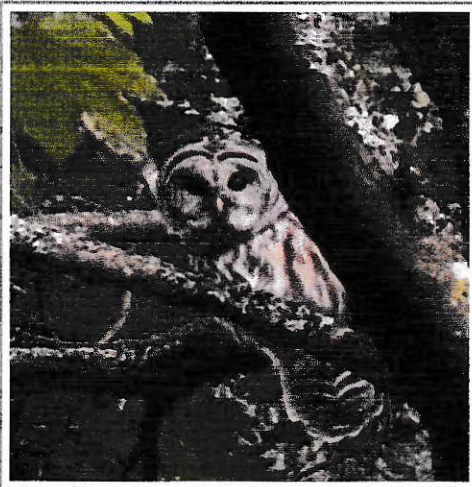
TREASURER

Joanie Davey lot#22
crhoa2024@gmail.com

SECRETARY

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

WHO WHO? PIC BELOW OF A BARRED OWL SPOTTED IN CEDAR RIDGE FROM LOT 67



Halloween may bring the spooks and goblins, but the real action is haunting your mailbox. Ballots are out, and the Annual Meeting is creeping closer. Don't ghost your chance to VOTE, make your voice heard! I'll be breaking down your voting choices so you know exactly what's at stake.

You Should Have Received Two Ballots:

1. Board Ballot
2. Bylaw Ballot (2 votes)

BOARD BALLOT

The Board Ballot does not list any official candidates, but in accordance with our legal requirements, it still includes two write-in lines.

If you or someone you know is interested in serving on the Board, please consider writing in their name. We currently have two open appointments available and would love to see more neighbors get involved.

BYLAW BALLOT

This ballot includes two votes that address key updates to how our Association is governed and ensure compliance with revised Washington State laws (WUCIOA / RCW 64.90), which must be fully implemented by 2028. We're working ahead to ensure compliance. See the proposed draft (Board Approved) on our website under the "rewrite committee" tab.

What's the Difference Between Bylaws and CC&Rs?

- Bylaws: How we govern (meetings, elections, Board structure)
- CC&Rs: Compliance rules (property standards, restrictions)

To move forward, the Board is seeking your approval to use funds from our savings to have an attorney review the drafted Bylaws. You'll vote on one of the two options below:

BYLAW UPDATE OPTIONS

Option 1: Approve Bylaw Attorney Review Only (Now)

- Focuses only on Bylaws for now; CC&Rs remain unchanged.
- Allows faster action and progress.
- Bylaws passage requires a lower quorum than CC&Rs, making it easier to pass.
- Keeps us ahead of the 2028 compliance deadline.

Option 2: Wait and Combine Bylaws & CC&Rs

- Delays the update process but should reduce legal costs.
- Ensures all documents are updated together for consistency.
- The CCRs require a much higher quorum to pass, which could slow progress or force the update to be split into phases later.

QUARTERLY BOARD MEETING OPTIONS (also on Bylaw Ballot)

We are proposing a permanent change to the Bylaws to establish an optional Quarterly Meeting Schedule moving forward.

Option 1: Approve

- Sets a baseline of no less than 4 Board meetings per year, plus 1 Annual Meeting and required reporting to HOA between meetings.
- Future Boards can still schedule more meetings or monthly if needed.
- Reflects current reality: fewer volunteers and limited availability.
- Aligns Bylaws with current successful operations.
- Reduces required meeting attendance while maintaining transparency and reporting to the HOA.

Option 2: Do Not Approve

- Default expectation remains 12 monthly meetings + 1 Annual Meeting per year. Much more access.
- Quarterly meeting guidelines will not be officially outlined in our governing documents.
- Future Boards would have to ask the HOA to allow limit meeting frequency, as the current 2025/2026 Board met the fulfillment.
- Fewer Board volunteers may be willing or able to commit to this heavier schedule, including your current Board.

We hope this breakdown brings some clarity to your choices. Your vote is important to help guide the future of our neighborhood.

The Annual Meeting is a once-a-year opportunity for YOU Homeowners, to come together, share ideas, and help shape the community.

This year's agenda includes several ...

CONTINUING ON PAGE THREE ➔

Decode this riddle...



(Answer on last page)

October

October is the month

When leaves turn red and brown

Trees turn orange and yellow

Fall leaves come swirling down!

Rake up all the leaves

And jump into the pile,

Come and pick a pumpkin

And carve a silly smile!

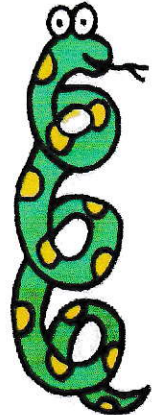


Happy Halloween!

Wishing a spooky, safe, and fun night to all the guys and ghouls out trick-or-treating in our neighborhood. Stay safe, have fun, and don't forget to watch out for little monsters crossing the streets!



Rocky the Ridge Rattler will be "hibernating" this Fall. He will be back to Cedar Ridge's front entrance next Spring.



30 years Cedar Ridge 112th Adopt-a-road.



**CEDAR RIDGE 112TH ADOPT-A-ROAD VOLUNTEERS
GENE PFAFF IN RIGHT PIC .
JULIE SUMMERS & LANA ANTOHI IN PIC ON LEFT.**

30 Years of Stewardship on 112th Avenue! Thirty years ago, our neighborhood joined the Adopt-a-Road program as a way to give back to the community, and ever since, we've taken pride in maintaining 112th Avenue as part of that commitment. Our last clean up on September 13 filled six bags of garbage.

A BIG Cedar Ridge thank-you to the volunteers who participated in our most recent cleanup: Gene Pfaff, Carol Rich, Randy Rich, Lana Antohi, and Julie Summers. Your time and effort continue to make a visible difference.

We'd also like to thank Paul Summers for returning the borrowed cleanup gear, an important part of wrapping up the project.

The future of our Adopt-a-Road participation will be discussed at the October Annual Meeting, and we encourage everyone to join the conversation as we consider next steps.

CONTINUING FROM PAGE ONE

Neighbors helping Neighbors

important topics, such as:

- Planning for the 35th Annual Fourth of July Parade
- The 112th Adopt-a-Road Program future
- The 2026 Budget and Dues Assessment
- New HOA Insurance
- Compliance Updates
- And more!



Thank you Carol and Randy Rich for another great year of Yard of the Month Program!

Thank you to the adopt-a-road volunteers Gene Pfaff, Carol Rich, Randy Rich, Lana Antohi, and Julie Summers.

Thank you Silvia Cooke, Lana Antohi, and Julie Summers for helping deliver our September newsletter and Joanie for your copy help!

Thank you Jaeleen Jensen for helping the Board stuff envelopes to deliver the Ballots!

If you'd like to make a presentation or speak during the meeting, there's still time to add yourself to the agenda, just reach out! Have questions? We're always happy to help. Send us your questions and we'll do our best to respond promptly. It takes great neighbors to make a great neighborhood!

— Julie Summers, President



WELCOME TO THE NEIGHBORHOOD

ADRIANNA & SARA MCMAHON LOT#46

AND

SCOTT & MARIE TALCOTT LOT#89

We are so glad you have joined our community!



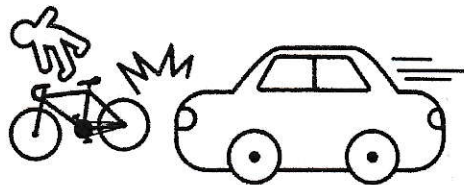
**ANNUAL MEETING
OCTOBER 25TH 10:15am
BONNEY LAKE LIBRARY**

BE SURE TO TURN IN YOUR BALLOT IF YOU ARE UNABLE TO ATTEND!

Convenient drop off Ballot Boxes have been added to the porches of Julie Summers lot #67 and Joanie Davey lot #22



A Quirky Quip-
As we choose to approve our new rules... I wonder if a bad joke is a pun-ishable bylaw.



Community Safety Notice

On Saturday, September 27th, a local 9-year-old riding a small electric dirt bike was involved in a collision with a minivan on 112th Street. The child was thrown approximately 15 feet and sustained serious injuries, including a compound leg fracture. He was transported to a nearby hospital for treatment.

According to reports, the child failed to stop at a stop sign, crossing in front of the minivan and giving the driver no time to react. As a result, no charges will be filed against the driver.

This incident is a **SERIOUS REMINDER** for all of us to drive cautiously and remain alert, especially in our residential areas where children are often at play. It's also important to remember that off-road vehicles like dirt bikes are not legal for use on public roads for safety reasons.

Let's all do our part to keep our neighborhood safe!

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



ACC PROJECTS

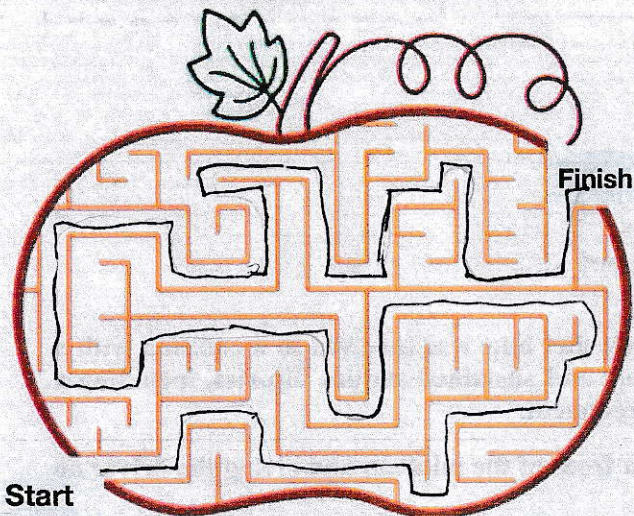
Homeowners are required to turn in ACC requests for exterior projects.

Forms are available on our website.
WWW.CEDARRIDGEHOMEOWNERS.COM

Contact the Board/ACC with any questions.
crhoa2024@gmail.com

PUMPKIN MAZE

Draw a line from start to finish to find your way through the pumpkin maze.



CRHOA MONTHLY TREASURER REPORT

September 2025

BEGINNING BALANCE

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

= TOTAL BEGINNING FUNDS

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

INCOMING

Savings interest \$0.04
 Reserve interest \$0.03

Dues (2025) _____
 Late fees _____
 Transfer fees _____

= TOTAL INCOME

\$0.07

= TOTAL CHECKING

\$7,877.43

= CHECKING + INCOME

\$7,877.50

(Total beginning + Total Income)

= TOTAL AVAILABLE FUNDS

\$17,592.52
 (+ US Bank CD \$5,000)

OUTSTANDING

DUES INCOME
 (Number of Lots)

2025 0

ENDING BALANCE

Checking \$7,177.54
 Savings \$5,213.12
 Reserve \$4,501.97

= TOTAL ENDING FUNDS

\$16,892.63
 (+ US Bank CD \$5,000)

EXPENSES

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

Storage _____
 Power \$306.13
 Water \$128.96
 Website _____

Newsletter _____
 Office Supplies \$12.95*
 Postage \$156.00
 Landscape \$95.85

Legal fees _____
 Rain Pros _____
 * Events _____
 * Committees _____
 * Contingency _____
 * Other _____

= TOTAL EXPENSES

\$699.89

MONEY TRANSFERS

Checking to Reserve _____
 Checking to Savings _____
 Savings to Checking _____
 Other _____

OUTSTANDING
 PAYMENTS MADE _____

- * EXPLANATORY NOTES
- * Office supplies-envelopes

Prepared by: Joanie Davey Date: October 1, 2025

Riddle answer from page one...



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website

and ours is www.cedarridgehomeowners.com

Find neighborhood forms.

documents and all the

latest on your neighborhood website.

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