



# CEDAR READER

DECEMBER 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)



**DUES NOTICES WILL GO OUT THE  
END OF JANUARY 2026.  
THE PAYMENT AMOUNT HAS  
BEEN ASSESSED AT \$125 FOR  
THE YEAR.**



Happy Holidays, neighbors! Homes around the community are starting to sparkle with festive decorations, and a few of your Board "elves" have even added some holiday cheer to the front signage area.

What a year it has been. Your Board was elected with the goal of keeping things simple and managing the essentials and while we've stayed true to that spirit, we've also worked hard on your behalf.

A special thank-you to all of you for voting to make quarterly meetings our official procedure. These have been incredibly helpful, especially since there are only three of us doing the work typically meant for five.

We are always grateful for volunteers. If you have time, skills, or ideas that could help lighten the load, we'd love to hear from you.

Despite being a team of three, we are proud of what we've accomplished this year. Highlights include:

- Much-needed maintenance to the entrance area
- Website updates and ongoing newsletter communication
- Finalizing the fine schedule
- Conducting three community ballots
- Hosting neighborhood events: Cinco de Mayo, Fourth of July Parade, Rocky Party, Movie Night, and our Adopt-A-Road cleanup
- Welcoming multiple new homeowners
- Approving attorney involvement (when ready) in 2026
- Investing \$5,000 in a CD for better financial return
- And so much more!

We truly hope you feel that your approximate \$10 per month is being well used. Our focus has been to promote harmony and simplify operations wherever possible.

That said, the Board will be taking a short break from mid-December to mid-January. We all need a little rest now and then.

**Annual Dues & Budget Update**  
Dues for the upcoming year will be \$125. This \$15 increase helps cover rising operational expenses such as insurance, utilities, and administrative costs. Official notices will be sent out at the end of January.

Our \$5,000 CD investment at US Bank matured last month, earning \$82,83, which is a welcome improvement over a standard savings account. We have reinvested the \$5,082.83 into a new CD with another 5 month term at 3.35% APY (Annual Percentage Yield).

The Board is partnering with our dedicated volunteers to revise the CC&Rs before submitting them to the attorney with our Bylaws. We sincerely appreciate all who are helping with this effort.



Simple as it was, the new policy didn't go over well with the Homeowners.

Opinion Poll Results...Thank you to everyone who participated in the opinion poll in our last newsletter. We received 12 total responses:

- 8 chose Option A: Less compliance
- 3 chose Option B: Same amount just update
- 0 chose Option C: More compliance
- 1 votes for D "Other" (none)

Your feedback is helping guide our review of the governing documents. It's clear that many of you are interested in updating or simplifying enforcement policies.

To gain more detailed input, we've created a survey (see page 3-4). We consider this survey our most important! **Please take a few moments to complete it.** We don't want decisions made by only a few. We want to hear from all of you, because these are the rules we all choose to live under.

It takes great neighbors to make a great neighborhood. Thank you for your support, involvement, and community spirit in 2025. Happy Holidays!

-Julie Summers, President

**Happy Holidays!**



**Alert Homeowners!**  
A very important survey is attached to this newsletter. Let us know what you think!

## EVENTS

### Board Meeting

February 16th 2026

6:30pm (Lot#22)

20313 108TH Street Ct. E.

Want to make a presentation at a Board Meeting? See our Presentation Policy on our website & contact the Board.



### 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)



### A Quirky Quip-

WHY DO CEDAR RIDGE'S LOVE CHRISTMAS SO MUCH?

BECAUSE THERE'S SNOW PLACE LIKE HOME AND WE'VE GOT LOTS OF "ELF-FUL" NEIGHBORS!

No New Board Members for 2026 — But Plenty to Celebrate!

As we wrap up another wonderful year, we'd like to extend a heartfelt thank you to everyone who helped make 2025 such a success!

While there are no new Board members joining us for 2026, our hardworking team is taking a well-earned sleigh ride break before the new year. That said, we'll need a few more "elves" to help keep things running smoothly in the year ahead!

If you've been thinking about getting more involved, now's the perfect time to consider how you can help in 2026. There are plenty of ways to pitch in — join a committee, deliver newsletters, help organize events, or simply participate in polls, surveys, and ballots. Every bit of support truly makes a difference (and Yule be glad you did!).

Until then, your Board wishes you a joyful holiday season and a happy, healthy New Year!

— Your 2025/2026 Board

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

## CRHOA MONTHLY TREASURER REPORT

November 2025

### BEGINNING BALANCE

Checking	\$5,248.83
Savings	\$5,213.18
Reserve	\$4,502.01

### = TOTAL BEGINNING FUNDS

\$14,964.02  
(+ US Bank CD \$5,000)

### ENDING BALANCE

Checking	\$4,647.14
Savings	\$5,213.22
Reserve	\$4,502.05

### = TOTAL ENDING FUNDS

\$14,362.41  
(+ US Bank CD \$5,082.83)

### INCOMING

Savings interest	\$ .04
Reserve interest	\$ .04
Dues (2025)	_____
Late fees	_____
Transfer fees	_____

### = TOTAL INCOME

\$ .08  
(+CD interest \$82.83)

### = TOTAL CHECKING

\$5,248.83

### = CHECKING + INCOME

\$5,248.91  
(+CD interest \$82.83)

(Total beginning + Total Income)

### = TOTAL AVAILABLE FUNDS

\$14,964.10  
(+ US Bank CD \$5,082.83)

OUTSTANDING  
DUES INCOME  
(Number of Lots)

2025 0

### EXPENSES

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

Storage	\$160.00
Power	\$308.85
Water	\$112.84
Website	_____
Newsletter	_____
Office Supplies	_____
Postage	_____
Landscape	_____
Legal fees	_____
Rain Pros	_____
* Events	_____
* Committees	\$20.00
* Contingency	_____
* Other	_____

### = TOTAL EXPENSES

\$601.69

### MONEY TRANSFERS

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

OUTSTANDING  
PAYMENTS MADE

### \* EXPLANATORY NOTES -

- \* US Bank CD was reinvested and gained \$82.83
- \* Oct-Dec \$40 a month storage fee
- \* 2 Welcome Baskets

Prepared by: Joanie Davey Date: December 1, 2025



## **CEDAR RIDGE CC&R SURVEY**

We want to know what you really think. Fill in the corresponding dot to your lots preferences . These are the details of what you would like our laws to reflect and what actions you want the board to enforce.

Name \_\_\_\_\_ lot# \_\_\_\_\_ cell# (optional) \_\_\_\_\_

### **Fences**

- I am not interested in changing enforcement just updating colors choices to "clear or light wood stain" since some current color choices are no longer for sale.
- No chainlink fences, but I am interested in allowing other materials, colors and design as long as it is ACC approved. Also if NOT a standard replacement that the adjoining Lot that shares the fence-line (if applicable) also give approval for the change.
- Other (please specify)

### **Garbage cans**

We have current rules to keep trash littering our yards. Additionally we currently have laws that the receptacle cans must be hidden behind fences with the exception of collection days.

- I would like the law to remain completely the same
- I would like the law to remain the same on not allowing yard trash to accumulate but think the collection cans pulled up to the house is sufficient, even if visible not hidden.
- Other (please specify)

### **Parking (does not apply to street parking)**

- I do not want lots to have no more than 3 cars In their driveway and want the board to enforce that.
- The number of cars doesn't matter to me as long as they are parked in driveways and ACC approved side-driveways, never parking on lawns.
- Other (please specify)

### **Detached Garages**

- I would like the HOA law to remain the same, as it is currently not allowed
- I do not care if neighbors build unattached garages as long as it follows County building laws
- Other (please specify)

### **Signs ( political signs do not apply)**

- I do not want any advertising or signs in neighbors front yard.
- Regulate the size or amount of time but allow some signs
- I do not care if my neighbors display a sign out front.
- Other (please specify)

### **Businesses or Commercial use**

- Keep it the same, must be approved by ACC with a few exceptions written in the law.
- I do not want the board to regulate neighbors commercial vehicles or businesses obviously run from their lot.
- Other (please specify)

**Recreational Vehicles (boats, campers trailers etc)**

- Keep the current laws for recreational vehicles away Labor day to Memorial.
- I would like the law to be extended all year if the vehicle is being used, moved, maintained and not blocking view for neighbors. Away when stagnant & not being used regularly.
- Return the law to behind the fences all year.
- Other (please specify)

**Animals (can not apply to state approved therapy animal law allowances)**

- Keep the law the same. No fowl, nuance animals, running free.
- Rewrite to address only the serious offenses that relate to the safety, nuance of living together in Cedar Ridge.
- I am not interested in this enforcement law continuing. Let neighbors & "Animal Control" handles these issues.
- Other (please specify)

**Noxious or offensive Acts (This law is Broad)**

- Keep the law and enforce it when the Board deems necessary.
- Define better what will be deemed offensive.
- What is offensive to some isn't to others. Not the Board's responsibility... so take it out.
- Other (please specify)

**Maintenance of yards/ homes**

- Keep it as written it has served us well for 35 years
- Add language that allows for the aging neighborhood
- Tighten it up. I want more maintenance enforcement applied.
- Other (please specify)

**ACC APPROVAL**

- Currently roofs, siding etc allows the ACC to approve new materials keep it that way.
- I would like to add a clause that the ACC can approve ANY new materials that they deem an improvement.
- I don't like that the ACC has approval leeway. Tighten up approval.
- Other (please specify)

Comments-

---

---

---

Thank you for responding to our survey. The results will help as we form our CC& Rs.

Turn in the Cedar Ridge CC&R Survey by the February 16th Board Meeting. Either-

-Mail your survey to

CRHOA  
PO BOX 7403  
Bonney Lake, WA 98391

-Email a picture copy of your survey to CRHOA2024@gmail.com

-Or drop off boxes available at our doorstop's-

Julie Summers lot#67, Joanie Davey lot#22, or Lana Antohi lot#44