



# CEDAR READER

JANUARY / FEBRUARY 2026

[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

would like to discuss a payment schedule, please contact our Treasurer with any questions. Thank you for your continued support and cooperation. Also a big thank you to those who have already submitted their payments.

**CC&R Rewrite Survey Update-**  
We are still collecting responses for the CC&R rewrite survey. If your lot has not yet completed a survey, a copy has been included with your dues assessment. This is an important opportunity to share your thoughts on how our neighborhood guidelines should be shaped. Our goal is for the CC&Rs to reflect the type of community our members envision and value.

Thank you to everyone who has already submitted a survey, we truly appreciate your participation.

The survey deadline is February 16, and we are beginning to see some interesting trends. So far, most respondents support not limiting cars parked in driveways or ACC approved side-driveways, never parking on lawns. While the majority do not favor changes to the current regulations regarding garbage receptacles. Results are not final. There is still time for your lot's voice to be heard. We will continue reviewing the data and will share additional updates in future newsletters as the process moves forward.

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HAPPY VALENTINES DAY TO THE BEST NEIGHBORHOOD



**The Board of Directors has assessed dues at \$125.00 for 2026. Please make your check payable to CRHOA and remember to include your lot number on your check. Payments can be mailed to P.O. Box, or hand delivered to the Board Members, or use the handy CASH APP. Due date March 1st**

**A big thank you to those Homeowners who have already paid their 2026 dues!**



We hope you've had a happy start to the new year! After a short holiday break, your Board is back to work on association business. Our first task was mailing out the annual dues notices.

For 2026, the yearly assessment has been set at \$125, reflecting a \$15 increase to help cover rising costs such as insurance, utilities, and maintenance.

Some homeowners have asked why the increase can't be paid from savings. The Board's fiscal responsibility is to maintain our reserve savings while also meeting increasing operating costs. This approach helps ensure the long-term stability of the association and allows us to keep our dues among the lowest in the area.

Like all homeowners, Board members have chosen to pay their dues as well. We understand that financial hardships can occur. If you need assistance or

## Neighbors helping Neighbors



Thank you to all to the elves who made our front sign holiday display bright. Joanie Davey, our Treasurer, generously donated all lights and blow ups. Mike Williams helped the Board Members set up and take down the display. We sure appreciate Mike's help.

A thank you to Silvia Cooke helping the Board deliver December newsletters.

If you know of a neighbor doing something noteworthy in Cedar Ridge contact Julie Summers to be included in a future newsletter. Let's spread some Cedar Ridge recognition for acts of kindness.

**➔ CONTINUING FROM PAGE ONE**

Board Update and Community Involvement- Your three Board Members have agreed to serve through 2026. As we work through the challenges of the coming year, our goal is to leave the HOA with a strong foundation, open communication, and a neighborhood association you can be proud of. We also hope that our example encourages new volunteers to get involved in the future. We have two open positions for interested members willing to join the Board.

This is shaping up to be a great year for our community! If you're interested in volunteering, keep in mind that 2026 will mark our neighborhood's 35th annual Fourth of July parade. We could use some creative event helpers. Other opportunities include organizing an adopt-a-road event or assisting with newsletter delivery. Every contribution helps.

Remember, it takes great neighbors to make a great neighborhood!

-Julie Summers  
(President)



**Keeping Our Website Current**

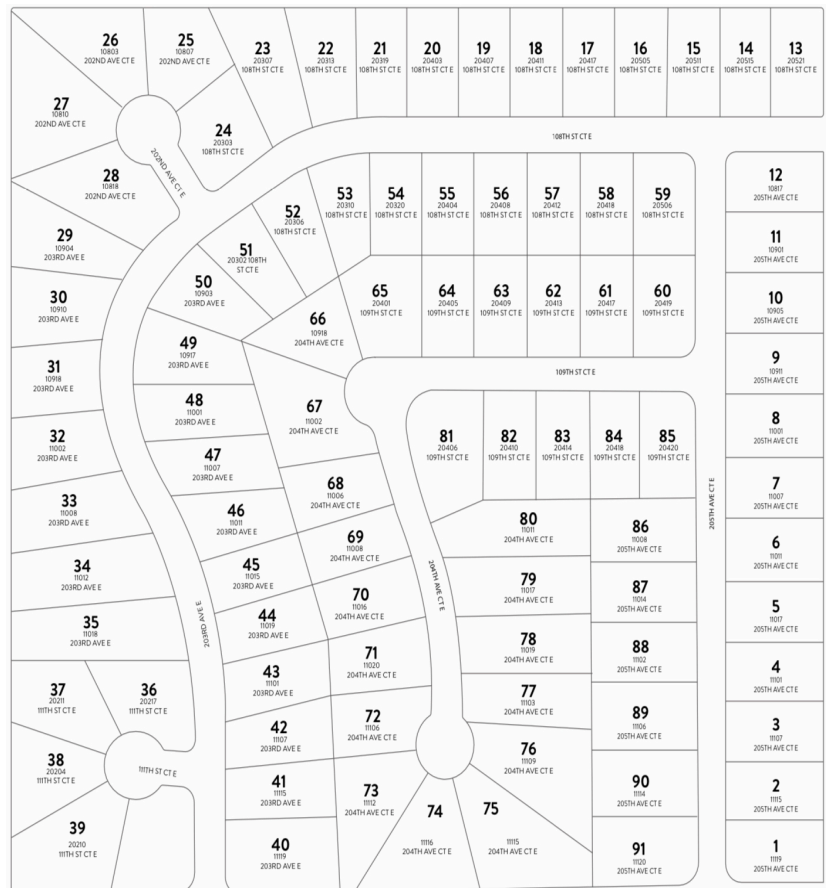
Lana Antohi, our Cedar Ridge Secretary, plays a key role in keeping our website accurate and up to date. Each month, she adds new information so residents always have access to the latest Board Meeting Minutes, Treasurer's Reports, and archived newsletters. The Home page is also consistently updated with details on how and when to attend our next Board Meeting, making it easy for everyone to stay informed and involved in our community.



2026 is our Country's 250th Anniversary and wow also Cedar Ridge's 35th parade anniversary. On that note some of you will be looking to buy a new flag.

If you have a flag that needs to be retired we have been informed that Sumner cemetery has a box inside the office for old flags.

**BE SURE TO PUT YOUR LOT# ON YOUR DUES PAYMENT AND OTHER CORRESPONDENCE TO CEDAR RIDGE BOARD. BELOW IS OUR CEDAR RIDGE PLOT MAP FOR A LITTLE REMINDER OF THE LOT#S.**





**CEDAR RIDGE 2025 BUDGET/ACTUAL**

Operations	Budgeted	Actual
Annual State Corp Fee	\$20	\$20
Annual P.O. Box	\$200	\$210
Insurance	\$850	\$1397.42
CCR rewrite/recording	-X	0
Committees	\$150	\$33.98
Contingency	\$375	0
Events	\$200	\$218.80
HOA Maintenance Fund	-X	0
HOA storage	\$500	\$480
Landscaping/ Sprinkler Service	\$3,000	\$4,457.57
Newsletter	\$200.00	0
Office Supplies	\$150.00	\$33.61
Postage	\$180.00	\$243.60
Prof Fees/Legal/Leins	\$270.00	0
Power	\$2,900.00	\$3591.42
Water	\$600.00	\$620.62
Website	\$200.00	\$150
BOARD & HOA DUES Refund	-X	0
<b>Spending</b>	<b>TOTAL</b>	
	=\$9,795.00	\$11,457.02
<b>Income All accounts</b>		
Dues 91 x \$110 + interest	=\$10,010.00	\$10,054.69 (+CD \$82.83)
<b>2025 Results</b>		= - \$1,402.33

**EVENTS**



**Board Meeting**  
 February 16th 2026  
 6:30pm (Lot#22)  
 20313 108TH Street Ct. E.



**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)

**HOA FINANCES**



HOW HOMEOWNERS SEE THEM



HOW BOARD MEMBERS SEE THEM



HOW MANAGERS SEE THEM



HOW THEY REALLY ARE



**A Quirky Quip-**  
*My neighbor blamed my gravel for making him fall.*

*But it was his dumb asphalt.*

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