



CEDAR READER

MARCH 2026

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

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Hope you all have a Happy St. Patrick's Day, Cedar Ridge! 🍀

As we head into March, we're feeling lucky, and not just because of four-leaf clovers. The real treasure is the wonderful community we share every day. Friendly waves, helping hands, and pride in our homes are what make Cedar Ridge special.

Speaking of pride in our homes, as many of you know, your HOA Board is in the process of reviewing and rewriting our governing documents. This is an important and sometimes emotional time for a community. When survey results are shared, it's natural for people to feel strongly... especially when opinions differ. Seeing viewpoints that don't align with our own can be frustrating, but those differences are a normal and valuable part of the process to decision making. Our community works best when we treat one another with courtesy and respect, even when we disagree.

The surveys and feedback we collect are tools to help guide the rewriting of our documents. They are

not final decisions. As we move forward, homeowner votes will be required to formally adopt any changes. Open, respectful dialogue now is essential to ensuring we can work together productively when those votes take place.

We welcome homeowner input and value constructive feedback shared through appropriate channels. So if you still have thoughts and want to reach out to the Board we would love to hear from you.

Thank you to the many homeowners who have already engaged thoughtfully, by filling out the survey, writing us personal letters and notes. We read them all and appreciate your commitment to moving forward to create laws hopefully we can all support.

So on that note... we are publishing the results of the survey (see page 3). We will be brainstorming for compromises when the vote is split to try to not only accommodate the survey majority vote but put something together that we hope all can get behind. Of note- We had 31 surveys returned. Not all categories were filled out and some folks voted for more than one option, yet all is good info.

The amount of ballots returned is great input! Next step the Board will be carefully writing. We plan to keep the process as open as possible and publish our progress as we move forward. secondly an attorney review (along with the bylaws), lastly we need you. When completed we will need 46 votes cast with the majority of those 46 plus votes in favor of the document to pass.

Your HOA Board is made up of volunteers who serve because they care deeply about this neighborhood and want to see it thrive. Board members dedicate their time to reviewing feedback, considering options, and working toward updates that reflect the needs of the community as a whole. We are also your neighbors, balancing families, jobs, and other responsibilities. So please realize we do our best.



LOOKING FOR A POT OF GOLD... A DOUBLE RAINBOW OVER CEDAR RIDGE BACK IN DECEMBER.

A few events to mark on your calendars (See Events page 4). On April 25th we will be hosting an Adopt-a-road spring clean up. This is a fulfillment of our agreement to maintain litter collection on 112th.

To help us plan and order the appropriate number of reflective vests and gear, please let us know your participation plans. before the April 18th date. All participants must complete the attached volunteer form. The Board will collect all the forms that day, extra forms will be available on site. Per program rules, volunteers must be at least 15 years old.

Our next cleanup is scheduled for Saturday, April 25th at 10:00 AM. We'll meet at the front sign. Please wear sturdy shoes, garden gloves, long sleeves, and pants for safety and comfort. Please consider volunteering an hour of your time.

On May 2nd we are planning a Cinco de Mayo party. Mark your calendars more details to come. Let us know if you want to help us out hosting this event.

Here's to a great month of new beginnings and the good fortune of having such great neighbors! Because it takes great neighbors to make a great neighborhood!

-Julie Summers (President)





BOARD MEETING EFFICIENCY -

Efficiency matters, to the Board and to everyone who takes time out of their day to attend meetings. We are attempting to keep them around an hour in length when possible.

To respect everyone's time, our Board meetings follow a structured agenda with specific time allotments for each item. Agendas are posted on our website at least 24 hours before each meeting and can be found on the website's homepage. We encourage homeowners to review the agenda in advance.

During meetings, we use timers for each agenda item (including for Board members themselves) to help us stay on schedule. If an item finishes under its allotted time, we consider that a success. If discussion runs long, the Board may choose to extend the time, move the item to the end of the meeting, or table it for additional research and future discussion.

Recent state law changes now require a 15-minute homeowner comment period at the start of all Board meetings. This is a shared, open forum where any homeowner may speak. Because the time is shared, all comments must fit within the overall 15-minute period. The state requirement is at the beginning of the meeting. So if you want to talk but don't wish to stay for all the board business, you are welcome to.

Presentations are handled separately from the open comment period. Presentations are most helpful when they are concise, prepared in advance, and focused on a solution the Board can review. The Board has adopted a presentation policy, which in full is available on our website. Below are the key highlights of that policy.

Homeowners wishing to make a presentation must request time in advance so the item can be added to the agenda. Requests must be submitted 14 days before the meeting.

- a clear topic or issue,
- a specific request or proposal for the Board to consider, and
- any supporting information the Board needs to evaluate it.

By following these guidelines, we aim to keep meetings productive, fair, and respectful of everyone's time. Thank you for helping us maintain an efficient and effective meeting process. Hope we see you join us in the future for a meeting.

-2025/2026 Board

Treasurers Message



Yearly \$ Assessments are now past due!

Penalties begin April 1st.

Contact us at CRHOA2024@GMAIL.COM

if you need assistance.

A big thank you to those homeowners who have already paid their 2026 dues! Including the 2026 Board of Directors, who pay their dues too.

-Joanie (Treasurer)

Neighbors helping Neighbors



Several Homeowners have commended the care that neighbor Val Crosby has gifted this neighborhood. She is always welcoming and helpful to her friends and neighbors. A neighbor has asked we especially give a huge thank you to Val for picking up all the fire work litter!

A thank you to Silvia Cooke helping the Board deliver Jan/Feb newsletters. The Board especially appreciates the monthly help of delivery.

Thank you to all who sent the Board their surveys, special notes and letters. We value you all!

Farewell Message from an Original Homeowner



It's been a crazy time! It's kinda bittersweet that **35** years ago we first became a part of the CRHOA. Lots of memories watching our children & neighbors children grow up here. But now it's time to begin a new adventure and let Lot #74 become someone else's story. I'm excited for the new homeowners to experience everything that Cedar Ridge is, and love it here as much as we did. We will always have the best memories of living here

-Carolyn Fry

SURVEY RESULTS-



For the curious below we share the survey results. Now the Board will take the data to form laws that appeal to you neighbors. More information to come as we work. Thank you to **31 lots that voted in the survey.**

Fences

11 votes- 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.

19 votes- 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.

4 votes- Other

Garbage cans

16 votes- I would like the law to remain completely the same

12 votes- 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.

3 votes- Other

Parking (does not apply to street parking)

4 votes- I do not want lots to have no more than 3 cars in their driveway and want the board to enforce that.

22 votes- 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.

5 votes Other

Detached Garages

7 votes- I would like the HOA law to remain the same, as it is currently not allowed

23 votes- I do not care if neighbors build unattached garages as long as it follows County building laws

1 vote- Other

Signs (political signs do not apply)

16 votes- I do not want any advertising or signs in neighbors front yard.

9 votes- Regulate the size or amount of time but allow some signs

5 vote- I do not care if my neighbors display a sign out front.

2 vote- Other

Businesses or Commercial use

18 votes- Keep it the same, must be approved by ACC with a few exceptions written in the law.

12 votes- I do not want the board to regulate neighbors commercial vehicles or businesses obviously run from their lot.

1 vote- Other

Recreational Vehicles (boats, campers trailers etc)

10 votes- Keep the current laws for recreational vehicles away Labor day to Memorial.

16 votes- 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.

2 vote- Return the law to behind the fences all year.

1 vote- Other

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

15 votes- Keep the law the same. No fowl, nuance animals, running free.

6 votes- Rewrite to address only the serious offenses that relate to the safety, nuance of living together in Cedar Ridge.

7 votes- I am not interested in this enforcement law continuing. Let neighbors & “Animal Control” handles these issues.

3 vote-Other

Noxious or offensive Acts (This law is Broad)

9 votes- Keep the law and enforce it when the Board deems necessary.

13 votes- Define better what will be deemed offensive.

4 vote-What is offensive to some isn't to others. Not the Board's responsibility... so take it out.

1 vote- Other

Maintenance of yards/ homes

14 votes- Keep it as written it has served us well for 35 years

13 votes- Add language that allows for the aging neighborhood

1 vote- Tighten it up. I want more maintenance enforcement applied.

1 vote- Other

ACC APPROVAL

13 votes- Currently roofs, siding etc allows the ACC to approve new materials keep it that way.

14 votes- I would like to add a clause that the ACC can approve ANY new materials that they deem an improvement.

1 votes- I don't like that the ACC has approval leeway. Tighten up approval.

EVENTS



Board Meeting
May 18th 2026
6:30pm (Lot#22)
20313 108TH Street Ct. E.



Adopt-a-road
April 25th

10:00AM meet at front sign
Bring- signed form, gloves, wear comfortable shoes, long pants and sleeves.



Cinco de Mayo Party-
Cinco (on the Second) de Mayo
Where- inner cul-de-sac 109th & 204th
When- Saturday May 2rd
Time- 2:00pm
Salsa contest, piñata, food and fun!
Bring a festive dish to share. All HOA invited.

CRHOA MONTHLY TREASURER REPORT

February 2026

BEGINNING BALANCE

Checking \$6,151.74
 Savings \$5,213.31
 Reserve \$4,502.12

= TOTAL BEGINNING FUNDS
 \$15,867.17
 (+ US Bank CD \$5,082.83)

INCOMING

Savings interest \$0.04
 Reserve interest \$0.04
 Dues (2026) \$3,375.00
 Late fees _____
 Transfer fees _____

= TOTAL INCOME
 \$3,375.08

= TOTAL CHECKING
 \$9,526.74

(Total beginning + Total Income)
= TOTAL AVAILABLE FUNDS
 \$19,242.25
 (+ US Bank CD \$5,082.83)

OUTSTANDING
 DUES INCOME
 (Number of Lots due March 1st)
 2026 0

ENDING BALANCE

Checking \$9,003.25
 Savings \$5,213.35
 Reserve \$4,502.16

=TOTAL ENDING FUNDS
 \$18,718.76
 (+ US Bank CD \$5,082.83)

EXPENSES

Annual Fees-
 State Corp. Fee \$20.00
 P.O. Box _____
 Insurance _____
 Storage _____
 Power \$328.94
 Water _____
 Website \$150.00 *
 Newsletter _____
 Office Supplies \$24.55
 Postage _____
 Landscape _____
 Legal fees _____
 Mist'er Rain _____
 * Events _____
 * Committees _____
 * Contingency _____
 * Other _____

=TOTAL EXPENSES
 \$523.49

MONEY TRANSFERS

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

OUTSTANDING
 PAYMENTS MADE _____

* EXPLANATORY NOTES -
 * \$120 notable web + \$30 domain name = website \$150

Prepared by: Joanie Davey Date: March 2, 2026



ACC PROJECTS

Homeowners are required to turn in ACC requests for new exterior projects. **Repairs of SAME existing structures and colors do NOT need approval, as they were already approved in the past.** Forms are available on our website. WWW.CEDARRIDGEHOMEOWNERS.COM Contact the Board/ACC with any questions. crhoa2024@gmail.com



A Quirky Quip-
 What did the nosy neighbor say when she saw the new fence?

"I can't get over this!"

MARCH 20 IS THE FIRST DAY OF SPRING !!



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



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