



CEDAR READER

August 2026

www.cedarridgehomeowners.com

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
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**Consider Joining Our Board –
All Open Positions!**



Board of directors

**Consider Serving on the
Cedar Ridge HOA Board!**

It's election season again, and we'd love to have more homeowners get involved! This year, all five of the Board positions will be on the ballot. Our current Board members are also considering whether they will choose to run for another term.

Serving on the Board is a volunteer position lasting two years. Board members receive no compensation and pay the same HOA dues as every other homeowner. If you'd like to help shape the future of Cedar Ridge, we encourage you to submit your name.

If you'd like to be included on the ballot, please submit your name by September 27th.

Board Member Qualifications

To serve on the Board, you must:

- Be a homeowner in good standing (all dues and fines paid).
- Be available to attend four quarterly Board meetings and the Annual Meeting each year.
- Participate in Board communication and electronic voting between meetings.
- Be willing to share in Board responsibilities as needed.

How the Board Operates

Last year, the membership passed a quorum change allowing the Board to hold quarterly meetings instead of monthly meetings. This schedule is the minimal and mandatory meeting obligation. The passed bylaw change will be reflected in our upcoming bylaw revisions.

Although the Board meets in person a minimum of five times a year, it remains active year-round. Some routine, ministerial business is handled between meetings through electronic voting and communication. Washington law requires all Board members to participate in these votes as all must be unanimous. Every action taken is documented electronically and reported in the minutes of the next held Board meeting. Timely participation helps ensure the Association continues to operate efficiently.

Serving on the Board is a rewarding opportunity to serve your neighbors, foster our community bond, preserve property values, and help guide the future of Cedar Ridge.

If you have questions or would like to place your name on the ballot, please contact the Election Committee at crhoa2024@gmail.com or if you would like help assist our Committee count at the Annual Meeting let us know.

Thank you for your consideration. It takes great neighbors to make a great neighborhood!

- Julie Summers, President



Hope you're all enjoying your summer and finding time to relax, travel, and enjoy the longer days. It's been a warm and active season here in the neighborhood, and we hope everyone has been able to make the most of it.

As many of you have likely noticed, we've also been dealing with some smoky days recently due to wildfires in the region. Air quality has varied quite a bit, and we appreciate everyone's care during this time, especially to those neighbors that have breathing issues such as asthma and C.O.P.D. If you are in need of assistance during this time with mail or garbage contact the Board. We have neighbors willing to help.

Please remember that there is currently a burn ban in effect. More details can be found on page 2. We encourage everyone to stay informed and follow the guidelines to help keep our community safe.

On a brighter note, we have some fun community events coming up that we're really looking forward to!

Our next "Movies by Moonlight" outdoor movie night is scheduled for Saturday August 29th in the cul-de-sac of 109th & 204th. It's always such a great opportunity to come together, meet neighbors, and enjoy a relaxed evening under the summer sky. We'll begin gathering around 8:00 PM, with the movie starting at dusk once it's dark enough.

There is still time to participate in choosing the movie! If you haven't already, please text in your vote...

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BURN BAN

A Stage 2 burn ban is now in effect for all of unincorporated Pierce County, including Cedar Ridge. Due to extremely dry conditions and recent wildfire activity, the Pierce County Fire Marshal upgraded the restrictions on August 4, 2026. This local order matches the broader Washington Statewide Wildfire Emergency Order issued by Governor Ferguson.

Strictly Prohibited

- All outdoor recreational fires, including backyard fire pits, campfires, and outdoor fireplaces.
- Yard debris burning and land-clearing fires.
- All residential burn permits, which are completely suspended.

Allowed (With Strict Safety Precautions)

- Propane or gas grills, pellet smokers, and charcoal barbecues.
- Crucial Rule: These devices must be operated over a non-combustible surface (such as concrete, brick, or asphalt) and kept well away from dry lawns or vegetation.

Your local fire coverage is managed by East Pierce Fire & Rescue (<https://www.eastpiercefirer.org/>). If an illegal fire triggers a response from emergency crews, property owners can be held legally responsible and billed for the full cost of the response.



ACC PROJECTS

Homeowners are required to turn in ACC requests for new exterior projects. **Repairs of SAME existing structures and same 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



Welcome to our new Cedar Ridge neighbors !

Jessica & Chris in Lot#59

Frank & Joleen in Lot#82

We are so glad you have joined our community!

YARD OF THE MONTH

Congratulations to Jay and Valerie Crosby, Lot #68 for winning the August YOM. Your yard looks like a beautiful oasis. The new colors for the house look great! Thank you for always making your property look so attractive!



A FOND FAREWELL

Dear neighbors- Kelly and I would like to say thank you for all the memories that we have had living in cedar ridge for **25** years!

We have moved to Yakima WA to be closer to our family! All of you have been such a blessing in our lives! This is not goodbye forever, just see you later! -Bobbie Braun (lot#82)

www.cedarridgehomeowners.com

Find neighborhood forms, documents and all the latest on your neighborhood website. Including our work in progress of our governing documents.



➡ CONTINUING FROM PAGE ONE

...for the film you'd like to see. (See page 3) So far, Toy Story 5 is leading the way as the community favorite. We are currently confirming whether the digital release will be available in time for our event. If it is not, we will select the next most popular option so everyone can enjoy a great movie night together.

We also want you all to know that we will be collecting canned food and non-perishables for the local food bank at Movie Night. We encourage everyone who is able to bring a donation to help support families in our wider community. Every item makes a difference, and we truly appreciate your generosity.

Our "Snack Shack" will also be open for everyone to enjoy, offering a variety of treats, popcorn and refreshments. Contact the Board if you would like to donate snacks or baked goods to the free concession stand.

Seating is not provided, so don't forget to bring your own chair and whatever blanket etc needed to get comfortable and enjoy the movie. Weather permitting we should all enjoy a family fun show!

We have also scheduled a adopt-a-road event for September 5th at 10:00 AM, and we'd love to see as many neighbors as possible join in. This event helps keep 112th looking its best and safe for our back-to-school children that walk along the road.

To help us plan to have enough reflective vests and safety equipment, please let us know if you plan to participate. All new volunteers must complete the attached volunteer form (pg.5). The Board will collect completed forms on the day of the event, and provide extra copies on site. If you have already volunteered in the last two years a new form is not needed. Per program guidelines, volunteers must be at least 15 years old.

We will meet at the Cedar Ridge front sign before heading out. For safety and comfort, please wear sturdy shoes, garden gloves, long sleeves, and long pants.

Hope to see you neighbors at either Movie Night, Adopt-a-road or any upcoming meeting. We're so grateful for everyone who helps our community keep active and connected. It takes great neighbors to make a great neighborhood!

-Julie Summers -President

A Clean 112th



The afternoon sun filters deep,
Where towering green and cedars sleep.

The ridge looks out on golden hills,
As dusk descends and summer stills.

We gather by the entrance stone,
To tend the roads we call our own.

Along one-twelfth we walk the street,

To pick up litter & make it neat.
With safety vests and neighbors near,

We bag the trash and keep it clear.

From entrance sign, we clean and restore,
Cedar Ridge, our home we adore.
-JS



MOVIES BY MOONLIGHT UNOFFICIAL TEXT POLL

WHAT WOULD YOU LIKE TO SEE?

TEXT TO 206-940-3160. BE SURE TO INCLUDE YOUR NAME AND LOT#

- 1) HOPPERS
- 2) THE SHEEP DETECTIVES
- 3) TOY STORY FIVE...(ONLY IF AVAILABLE)
- 4) LET US KNOW ANOTHER CHOICE TO CONSIDER



EVENTS



Board Meeting

August 17th 2026

6:30pm (Lot#22)

20313 108TH Street Ct. E.



Movie's by Moonlight

Outdoor family movie

Saturday August 29th (weather permitting)

Cul-de-sac of 204th & 109th

Bring a chair and a canned food to donate.

8:00pm... Movie begins at dark.

snack shack will be open!



Adopt-a-road

September 5th 10:00am

Volunteers needed. Meet at front sign, Bring-signed form, gloves, wear comfortable shoes, long pants and sleeves.

CRHOA MONTHLY TREASURER REPORT

Month: July

Year: 2026

BEGINNING BALANCE

Checking	\$ 11,382.89
Savings	\$ 5,213.52
Reserve	\$ 4,502.31
Total Beginning Funds	\$ 21,098.72
US Bank CD	\$ 5,152.69

ENDING BALANCE

Checking	\$ 10,830.40
Savings	\$ 5,213.57
Reserve	\$ 4,502.35
Total Ending Funds	\$ 20,546.32
US Bank CD	\$ 5,152.69

INCOME

Savings Interest	\$.05
Reserve Interest	\$.04
Dues	\$
Late Fees	\$
Transfer Fees	\$
Total Income	\$.09
Total Checking	\$ 11,382.89
Total Available Funds	\$ 21,098.81
US Bank CD	\$ 5,152.69

EXPENSES

State Corp Fee	\$
PO Box	\$
Insurance	\$
Storage	\$
Power	\$ 340.44
Water	\$ 116.20
Website	\$
Newsletter	\$
Office Supplies	\$
Postage	\$
Landscape	\$ 95.85
Legal	\$
Irrigation	\$
Events	\$
Committees	\$
Contingency	\$
Other	\$
Total Expenses	\$ 552.49

OUTSTANDING DUES INCOME (Number of Lots)

Year: 2026 Lots: 1

MONEY TRANSFERS

Checking to Reserve	\$
Checking to Savings	\$
Savings to Checking	\$
Other	\$

EXPLANATORY NOTES

Prepared By: Joanie Davey

Date: 7/3/26

We ♥ Advertising



Advertising is open to neighbors to reach out to other neighbors with your business, services or goods. Send your ads or business card for publication in the next Cedar Reader to -

crhoa2024@gmail.com or text Julie Summers 206-940-3160.

Cedar Ridge Babysitting

I'm Amy Carr and I'd like to be a babysitter! I am 15 years old, turning 16 in late September. I cannot drive yet, but I'm willing to walk to houses. I have taken a child development class which I've gotten CPR certification from and have gotten to work with children from infants-preschoolers. I love children and have had experience with taking care of children due to being an older sister to two kids! I am also wanting to pursue a career in education, and have already had a head start by being in the Educators Rising program at Bonney Lake High School, competing at the EdRising national conference last June! My phone number is (253) 632-7241



A Quirky Quip-

A tree fell over in my neighbor's yard . They're really stumped so we're looking for the root cause.

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