

CEDAR READER

December 2024

Cedar Ridge Homeowners Association P.O. Box 7403 Bonney Lake WA 98391

Neighborhood News



This is a message from your new 2025/2026 Limited Duty Board.... Julie Summers (President) lot#67, Joanie Davey (Treasurer) lot#22, and Svelana Antohi (Secretary) lot#44. We are so happy to be here to serve the neighborhood. Thank you for voting for us and giving us your confidence. We also want to thank the outgoing Board of Directors Cris Entrop, Silvia Cooke, and Joanie Davey for serving on the 2024 Board. It's a lot of work and we are grateful for your leadership.

It was great to see so many faces at the latest two Board Meetings. We appreciate all the input and opinions shared. The Limited Duty Board Ballots were opened and recorded. The Limited Duty Board received a total of **39** Ballots approving not only us to run a limited duty Board but we received **36 YES** approval votes in favor and **2 NO** votes (with one abstain).

Also to report on the findings of the 39 ballots received for a limited duty Board. The Ballot asked you for your guidance on the Association moving forward. The first choice was to continue a limited duty Board till replaced. This first choice received 26 votes. The second choice was to Dissolve the neighborhood receiving 6 votes. Last choice was to hire a management company receiving 5 votes. All great information! If you still haven't voted and would like to add your voice we would love to have your input still. No matters what happens with lack of future involvement you Cedar Ridge members have passed the following provision by a quorum vote....

When the Association has less than three or no volunteer Board Members to run the Association as stated in our bylaws, an emergency "Limited Duty" Board of at least three can be assembled for the purpose to collect dues and pay bills. They have the right to assume or assign any of a full Board's duties, yet they are not required to complete anything beyond the HOA fiscal responsibilities. They will not be compensated.

Well folksthe limited duty Board may not be here for long. Two Homeowners have asked to replace us and are willing to take on full Board duties. Yet the two candidates have said they will NOT except positions as appointments from the current limited duty Board. They have requested another election. Their names are Travis Weber lot#76 and Erynn Marlar lot#46. Erynn has also submitted the name of her husband Blake Marlar lot#46. Candidacy of Blake still needs to be confirmed from the candidate still. At least three names required for a special election. Travis and Erynn are very qualified as they have served previously as Board Members. They would appreciate your support for them and would need to reach quorum (31 ballots) to be elected. We recognize the ballot fatigue you all must feel but the candidates would replace the limited Board with Full Board duties. So the Election Committee plan to put out another Ballot at the beginning of 2025 for a "special" election with your dues notices if at least three candidates are willing. If any members would like to add their names to the ballot please contact Julie Summers at juliesummers.crhoa@hotmail.com by letter before Jan 13th to be added to the special election ballot. We need to hear from the candidate in person their willingness to serve. So please don't write us to nominate others than yourself. The Ballot will go out with your yearly dues notices saving the cost of additional stamps.

In the interim, the Limited Duty Board will be here willing to answer questions and serve as long as needed (up to 2 years). We promise to treat you all with the respect of communication of newsletters when we have news to share. We vow to refer to you to on any big changes. We want to represent your will & pay each bill. On that, our dues will not be changing currently. No cut cost or increase, since we don't know if anyone will be elected or step up to fill the jobs we aren't completing. So dues notices for \$110 will be mailed out soon. We really appreciate that ALL lots kept current with dues in 2023, with the exception of one foreclosure. Which really is a testament to our excellent Treasurer Joanie Davey going above and beyond last year to talk with neighbors.

We thank you all for your help to get through this crisis and wish you all Happy Holidays! Great neighborhoods come from great neighbors! -Julie, Joanie & Lana

What's with a Limited Duty Board?

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We have good neighbors but we are an older neighborhood that had (as of November) none that desired to run it. We had an October Annual Meeting Ballot with ZERO candidates. All names nominated on that ballot were contacted. We had NO write-in names agreeing to step up. So the three top voted write-in names Lana, Joanie & Julie were willing, with a Quorum approval, to run a Limited Duty Skelton Board. No pointing of fingers on how we got here just looking ahead to what the owners wanted to see from our Association. Past Boards have not accomplished all duties and had neighbors upset with their limitations. Your Limited Duty Board decided on being honest with you with what we are willing to get done while the Association is in our hands. We hope Additional duties are adopted by volunteers. So if you want to step up and help us with ACC, Compliance or maybe just a party we would love to get the support. With the overwhelming approval we will continue to maintain the fiscal duties of the Association.

ACC, COMPLIANCE ect.

REMINDER that All Homeowners still hold responsibilities to turn in to the Board ACC requests for projects and follow the compliance rules they have agreed upon. So we hope Homeowners do not take advantage of this less active period. If you are interested in helping us out we welcome you. the Limited Duty Board still have the right to assume or assign any of full Board's duties. ACC and Compliance is part of that. Please do your part to keep our homes and investments up. Let's show our neighbors that we care.



NO to Lights Out



Just like a Motel Six.. your "limited duty" Board keeps the lights on. Boy, did our neighborhood get a taste of how dark It is without our light standards glowing when we had that November storm power outage. Our lights are not only important for our esthetics but are most important for our safety. Couple notes on light standards. A PSE rep was contacted two years ago but perhaps new information could be available. Here's what we found out....Cedar Ridge is currently "unincorporated" Pierce and also not part of City of Bonney Lake. Pierce would not assume the cost of our standards but BL might since they do plan on Annexation. If shut down... a PSE utility worker comes to disable the standard so they don't work. We were told it was a minimum of \$20,000 to turn back on all standards if turned off. The PSE rep offered that we could ask a group of Homeowner's to collect and pay privately for the lights by themselves in lieu of the HOA. Each of those lots would have to agree to not only pay for all of us but PSE did not want to bill individually. So group volunteer lots would have to form a group payment like our Association to collect and pay. It is possible to form a group willing to assume our PSE contract, but unlikely a group would want to take on the task with no legal ability to require continued payment from each lot and quite frankly an unfairness to only a few paying for us all. So in conclusion without some Board in the least paying for the lights well the sky is not falling but the lights most likely would have gone out.

CONTACT THE BOARD-

Cedar Ridge Homeowners Association
P.O. Box7403 Bonney Lake WA 98391

President

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Treasurer

Joanie Davey lot#22

Secretary

Svelana Antohi lot#44

MAY THE FORCE NOT BE WITH US!



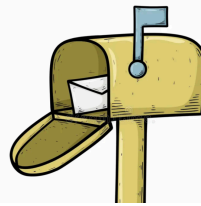
We have heard a lot of talk lately about concerns over a Board forcing Dissolution or forcing Management. The current limited duty Board will NOT take any actions without your consent. We are here to represent you.

The state of Washington only considers us “inactive” once we are dissolved. Also NO Board can take actions to dissolve or actions that are to shutdown the Association without a 2/3 Approval vote of our Association. That is 61 yes votes. Actions to turn off lights or dole out the Bank Account is illegal without your vote to do so first.

If any Board was to take these steps without the consent vote from its membership its possible that a Judge could place our Association in receivership. That is if any member brings action. Also to note a Judge could have placed us under receivership if we were to have just stopped paying our bills as an action from creditors. Receivers can be expensive (thousands a month) and may expose all HOA members to civil action. Yikes... No one wants that! So actions of dissolution absolutely can NOT be forced. As a side note to enter into any type of “dormancy” our Association must in the least have a limited duty Board paying the bills.

Hiring a management company should not be forced either. Only with an overwhelming amount of the Association able to pay this increased costs would make it possible to enact. Management cost would be on top of the \$110 dues that we pay currently as this would be a new additional charge. Several Boards have researched for bids from Management with costs ranging \$50-\$100 plus a month, per lot. The Prices range with numbers of homes and how much compliance, letters ect that they take on. A limited Board has to be in place even with any Management.

We are HAPPY to say that Cedar Ridge has avoided concerns by allowing the limited duty Board. Even in the future if we fail to have a full duty Board we have passed a provision to allow limited duty volunteers to maintain our Association fiscal duties till the Homeowners make their voted choices for the future.



MAILBOX TALK

Question- what is the issue with mail standards if our Association was ever to dissolve?

Answer- Nothing different unless there is a need for replacement or repair. The mailbox groups were purchased by the Association. Lots can not go back to erecting your own delivery box because our HOA entered into an agreement with the Post Office. The Post Office has told us they will not agree to more stops because the postal service pay their employees for the additional stops. So the only issue is that liabilities to damage, updates or repairs to the mail standard cluster if dissolved would fall on the homes connected to each standard. The cost of purchase so many yrs ago was thousands (\$3,000-\$5,000) and the neighborhood has replaced them ALL once in our history. Your Limited duty Board will continue to pay for our Association’s Insurance policy.



The Election Committee has had a busy year. The Committee wrote and passed all new Policies and Procedures, developed a New program for privacy ballots with codes, distributed an Annual Meeting Board Ballot, then a quick turn around for an Emergency Limited duty Board Ballot, passed a provision allowing limited duty Boards, conducted the first Neighborhood Text Polls, innovated with the first neighborhood drop boxes and easy ballot pickups. We are already working to get to you a requested third Ballot for the 2025/2026 Board with your Dues notices. Mailing with the Dues notices will save you the stamps cost. If you would like to add your name to this Ballot contact Julie Summers at juliesummers.crhoa@hotmail.com by January 13th. Thank you to our volunteers. Svetlana Antohi, Jayleen Jensen and Julie Summers.



Board Meetings-

The limited duty Board will have less meetings. Unless we have urgent business, we will be conducting quarterly meetings with the first on **February 17th, 6:30 Lot#22**. On the agenda is to count the Ballots for the possible full duty

Treasurers Message



The Board of Directors has continued to assess dues at **\$110.00**, notices will be forthcoming soon. 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. A big thank you to those homeowners who have already paid their 2025 dues!

-Joanie (Treasurer)



SLOW DOWN

A caring Homeowner came to the November Meeting To remind us all to Slow down when Driving Through Our neighborhood . Children & pets can jet out in front of cars unexpectedly. We have had several children recover from car hits in the past and at Least one dog killed. Let's all do our part and slow our roll.

-THANK YOU!

Reports of Coyote sightings in Cedar Ridge. Coyotes can attack pets or small children Stay safe and alert!



CRHOA MONTHLY TREASURER REPORT

November 2024

BEGINNING BALANCE

Checking \$11,267.83
Savings \$5,212.44
Reserve \$4501.56

= **TOTAL BEGINNING FUNDS**
\$20,981.83

INCOMING

Savings interest \$.04
Reserve interest \$.04

Dues (2021) _____
Dues (2022) _____
Dues (2023) _____
Dues (2024) _____
Late fees _____
Transfer fees _____

= **TOTAL INCOME**
\$.08

(Total beginning + Total Income)
= **TOTAL AVAILABLE FUNDS**
\$20,981.91

OUTSTANDING
DUES
(Number of Lots)

2021 1
2022 1
2023 1
2024 1*(foreclosure home)

ENDING BALANCE

Checking \$10,888.31
Savings \$5,212.48
Reserve \$4501.60

= **TOTAL ENDING FUNDS**
\$20,602.39

EXPENSES

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

Storage _____
Power \$279.52
Water _____
Website _____
Newsletter _____
Office Supplies _____
*Postage \$100.00
Landscape _____
Legal fees _____
Rain pros _____
* Events _____
* Committees _____
* Contingency _____
* Other _____

= **TOTAL EXPENSES**
\$379.52

MONEY TRANSFERS

Checking to Reserve _____
Checking to Savings _____

OUTSTANDING _____
PAYMENTS MADE _____

* EXPLANATORY NOTES
* *PO Box fee \$100

Prepared by: Joanie Davey Date: December 16, 2024

Let your light shine! If you own a lot with a light standard on it be sure to trim back the branches if they are blocking the light. If you are willing to help neighbors trim trees away from the lights and it's not your tree please let your neighbor know first. Thank you from all of us.

