

CEDAR READER

January 2025

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

PRESIDENT

Julie Summers lot#67
Text/Call 206-940-3160

juliesummers.crhoa@hotmail.com

TREASURER

Joanie Davey lot#22
crhoa2024@gmail.com

SECRETARY

Svetlana "Lana" Antohi lot#44
crhoa2024@gmail.com



Happy New Year from your new 2025/2026 Board! So here is some notes of what your Board has been up to in January. Our Board trio started the year with with a trip to the bank. So along with Joanie Davey we have added Lana Antohi and Julie Summers to the HOA Bank account. Joanie is still collecting our mail and paying our bills. Your Board have put together the "December Monthly Treasury Report", the "10/1-12/31 Quarterly Treasury Report", a year end "2024 Budget/Actual Treasury Report" and put together a document of the approved "2025 Budget". All Reports and Budgets will be included later in this newsletter for everyone to see. A GREAT bottom line note from the 2024 "Budget/Actual Treasury Report" is that the spending last year was \$1807.97 under budget and added +\$2042.45 to the CRHOA

accounts. **Wow!** Thanks for the money savings 2024 Board! Your new 2025/2026 Board have also approved a reasonable winter camper use request, produced this Newsletter, facilitated a third Director's Ballot, have mailed your yearly Dues Notice, etc.... Busy at work to serve you!

The 2025 Board has continued to assess dues at \$110.00. Please make your check payable to "CRHOA" and remember to include your lot number on your check. There are three ways to pay with all options explained on your dues notice. You can mail payments to our P.O Box. (Address above), hand delivered to any Board Member (lots #67,44 &22) or by bringing payment to the Feb 17th Board Meeting (see Pg 4). Finally you can use the convenient cash app option (see dues notice). Note- If mailing we appreciate if payments are received in separate envelopes from Ballots if you have chosen to also vote. This is to avoid confusion with Board processing payments and Election Committee collecting ballots. Payments of yearly dues are due March 1st and will start to accrue penalties if later than April 1st. Laws have changed and the Board will be also paying dues just like you. Contact us if you have a hardship and need to work out a payment plan. We are all neighbors with real lives and can work through all issues as a community. A very big thank you to those Homeowners who have already paid their 2025 dues!

The Board along with the Election Committee has also facilitated another ballot for the year 2025 to replace us as your current Board. The candidates have requested the ballot as they were not interested in accepting an appointment. We are willing to give you choices in leadership. Candidates are Travis Weber lot#76 ,Erynn Marlar and Blake Marlar lot#46, and Diana Thompson lot#58. These candidates have recent experience running the neighborhood as they served as the 2022-2023 Board. The candidates are willing to except full Board duties and are ready to pick up were they left off in 2023. To be elected they will need a quorum of 31 ballots returned to take Board office. Until replaced or even if we are not replaced the current Board of Julie Summers, Lana Antohi and Joanie Davey are in place and happy to serve up to 2 years. We have a good team! We are also completely happy to hand off the Board offices if enough ballots are received. Your vote is your choice. We are here to represent and respect your decisions. Ballots must be returned to be counted at the Feb17th Board Meeting. We will wait till after the meeting to file the state incorporation (due March 31) with the set of Director's names you have chosen.

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A slight look ahead for 2025 from the current elected Board if we are still here after the February elections. We would like to do a little website clean up. The HOA website is a great way to maintain archives and communicate but it needs attention. Lana would be an asset here. She definitely has been our tech support while setting us up this month.

Also if still in leadership we wish to appoint a volunteer to assist us in leg work of some of the work that we are not accomplishing as a limited Board. This appointment could be in the form of an ACC/Compliance officer/s or by filling one or two of the open Board positions. This volunteer/s would take on some ACC approval with minimal compliance. We welcome any member that would except the appointment, work with us by taking on some of these duties. There would be a focus only on the very obvious compliance issues. This is not selective enforcement as we would be evenly enforcing a reasonable standard through the neighborhood. Keeping in mind a balance of both the age of the neighborhood, our need to keep up our property values with best practices to maintain a cohesive peaceful community. If your interested in working with us let us know. A thank you to Travis Weber in assisting the 2024 Board as an ACC officer last year. It's always great to get a helping hand. Obviously if the Board candidates on this recent ballot successfully replace us (with 31 ballots returned) the replacing Board will complete compliance with more comprehensive attention without an additional volunteer.

Also if still in office this current Board is interested in reviewing the still active yet unchanged 2023 Board's "Fine Schedule". This is what Homeowners overwhelmingly voted for in a Poll that the Election Committee conducted last year. So if we are still in office we would keep the fine schedule as written while 1st) lower some fine costs, 2nd) slowing the speed of accumulation of some of the same infraction's fines and 3rd) offering an additional alternative method to assist Members to remove a resolved infraction's fine debt. These are only a few fair, small changes that you Association Members have asked your Board to make. The Board Candidates that may replace us, being they are the "Fine Schedule" authors, will decide their own path on "Fine Schedule" adjustments if elected. It is up to each Board to set its policy for the best of the Association.

However the year ahead shapes up a Cedar Ridge Board will continue to serve it's community. The ballot Board candidates if they receive enough ballots back will have their own agenda but definitely be much busier than this current limited Board. They will serve with full duties of more comprehensive compliance and monthly meetings. The current Board will focus on representing the community's choices, enhanced transparency and communication. Your current Board's motto is that we are here to bring you some calm and keep your lights on. Either way BOTH sets of Board volunteers welcome your choices for 2025. It takes great neighbors to make a great neighborhood!

- Julie Summers (President)

Next Board Meeting-



The limited duty Board will have less meetings. Unless we have urgent business, we will be conducting quarterly meetings with the next on...

February 17th, 6:30 (Lot#22)

20313 108TH Street Ct. E

On the agenda is to count the Ballots for the possible full duty Board.

Also Bylaw Committee is done with writing, presenting to HOA & input. They are ready to move forward so we will discuss steps forward to passage.

Questions contact Julie Summers at 206-940-3160 or juliesummers.crhoa@hotmail.com

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 plan to appoint an ACC/Compliance Officer/s. The limited duty Board 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.

Treasurers Message



The Board of Directors has continued to assess dues at **\$110.00**. 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 2025 dues!

-Joanie (Treasurer)

CRHOA MONTHLY TREASURER REPORT

December 2024

BEGINNING BALANCE		ENDING BALANCE	
Checking	\$10,888.31	Checking	\$10,557.81
Savings	\$5,212.48	Savings	\$5,212.52
Reserve	\$4,501.60	Reserve	\$4,501.64
= TOTAL BEGINNING FUNDS	\$20,602.39	=TOTAL ENDING FUNDS	\$20,271.97
INCOMING		EXPENSES	
Savings interest	\$.04	Annual Fees- State Corp. Fee	_____
Reserve interest	\$.04	P.O. Box	_____
		Insurance	_____
Dues (2021)	_____	Storage	_____
Dues (2022)	_____	Power	\$279.41
Dues (2023)	_____	Water	_____
Dues (2024)	_____	Website	_____
Late fees	_____	Newsletter	\$51.09
Transfer fees	_____	Office Supplies	_____
= TOTAL INCOME	\$.08	Postage	_____
(Total beginning + Total Income)		Landscape	_____
= TOTAL AVAILABLE FUNDS	\$20,602.47	Legal fees	_____
		* Events	_____
		* Committees	_____
		* Contingency	_____
		* Other	_____
OUTSTANDING DUES		=TOTAL EXPENSES	\$330.50
(Number of Lots)			
2021 1		MONEY TRANSFERS	
2022 1		Checking to Reserve	_____
2023 1		Checking to Savings	_____
2024 1			
		OUTSTANDING PAYMENTS MADE	_____

* EXPLANATORY NOTES
* Check#2996 \$51.09 for copies
* \$9.24 copies elections + \$41.85 copies Newsletter = \$51.09

CRHOA QUARTERLY TREASURER REPORT

From October 1 – December 31, 2024

BEGINNING BALANCE		ENDING BALANCE	
Checking	\$12,739.59	Checking	\$10,557.81
Savings	\$5,212.39	Savings	\$5,212.52
Reserve	\$4,501.52	Reserve	\$4,501.64
= TOTAL BEGINNING FUNDS	\$22,453.50	=TOTAL ENDING FUNDS	\$20,271.97
INCOMING		EXPENSES	
Savings interest	\$.13	Annual Fees- State Corp. Fee	_____
Reserve interest	\$.12	P.O. Box	\$100.00
		Insurance	\$925.75
Dues (2021)	_____	Storage	_____
Dues (2022)	_____	Power	\$838.28
Dues (2023)	_____	Water	_____
Dues (2024)	_____	Website	_____
Late fees	_____	Newsletter	\$51.09
Transfer fees	_____	Office Supplies	_____
= TOTAL INCOME	\$.25	Postage	_____
(Total beginning + Total Income)		Landscape	_____
= TOTAL AVAILABLE FUNDS	\$22,453.75	Legal fees	_____
		Rain Pros	\$141.13
		* Events	_____
		* Committees	\$125.53
		* Contingency	_____
		* Other	_____
OUTSTANDING DUES		=TOTAL EXPENSES	\$2181.78
(Number of Lots)			
2021 1		MONEY TRANSFERS	
2022 1		Checking to Reserve	_____
2023 1		Checking to Savings	_____
2024 1			
		OUTSTANDING PAYMENTS MADE	_____

* EXPLANATORY NOTES

CEDAR RIDGE 2024 BUDGET/ACTUAL TREASURE REPORT

Operations	Anticipated	Actual
Annual State Corp Fee	\$20.00	\$20.00
Annual P.O. Box	\$195.00	\$100.00
Insurance	\$850.00	\$925.75
CCR rewrite/recording	-X	\$10.93
Committees	\$150.00	\$41.60
Contingency	\$375.00	-X
Events	\$150.00	\$470.16
HOA Maintenance Fund	-X	-X
HOA storage	\$920.00	\$190.00
Landscaping/ Sprinkler Service	\$3,000.00	\$1945.28
Newsletter	-X	\$51.09
Office Supplies	\$150.00	-X
Postage	\$180.00	\$100.20
Prof Fees/Legal/Leins	\$270.00	-X
Power	\$2,900.00	\$3,319.97
Water	\$600.00	\$946.05
Website	\$200.00	\$185.00
BOARD & HOA DUES Refund	\$550.00	\$396.00
Spending	TOTAL	
	=\$10,510.00	\$8702.03
Income All accounts		
Dues 91 x \$110 + interest	=\$10,010.00	\$10,744.48

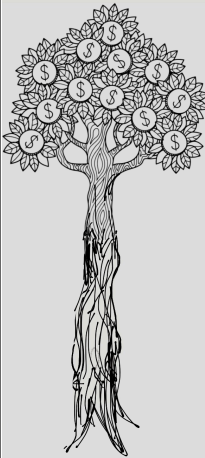
Notes-
 *\$125.53 from Oct 2024 Mthly Report= \$73 Postage+ \$10.93 CCR Rewrite + \$41.60 Committee. Split in Budget/Actual
 *\$330 Board's dues refund not reflected in 2024Mthly/Qtly Reports But is shown here on 2024Budget/Actual
***Bottom Line** -the 2024 Board was \$1807.97 under budget and added +\$2042.45 to the CRHOA accounts

Prepared by: Joanie Davey & Julie Summers Date: Jan13, 2025

← See Report.

Yay \$2042.45 Saved!

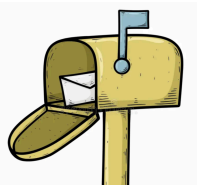
We are growing & adding to The Cedar Ridge HOA Money Tree!



CEDAR RIDGE 2025 APPROVED BUDGET

Operations	Anticipated
Annual State Corp Fee	\$20
Annual P.O. Box	\$200
Insurance	\$850
CCR rewrite/recording	-X
Committees	\$150
Contingency	\$375
Events	\$200
HOA Maintenance Fund	-X
HOA storage	\$500
Landscaping/ Sprinkler Service	\$3,000
Newsletter	\$200.00
Office Supplies	\$150.00
Postage	\$180.00
Prof Fees/Legal/Leins	\$270.00
Power	\$2,900.00
Water	\$600.00
Website	\$200.00
BOARD & HOA DUES Refund	-X
Spending	TOTAL
	=\$9,795.00
Income All accounts	
Dues 91 x \$110 + interest	=\$10,010.00

MAILBOX TALK



question of key responsibilities was asked. The HOA IS responsible for the mail standards yet your lock is YOUR responsibility. The HOA Board does not have a copy of your key. If your key is lost or your lock is broken you will need to contact the Postmaster to arrange for them to open the box and for YOU to replace or fix your lock. Tip- Locks are available at home improvement stores.

\$\$\$ BIG THANK YOUs for some BIG HOA savings \$\$\$

YOUR neighbors working hard and helping the bottom line.

Thank you for the beautiful gardening at a affordable price
 PAUL FLORES

Thank you for printing some HOA free copies. It adds up.
 TIFFANY WASILK, CRIS ENTROP, SILVIA COOKE, JOANIE DAVEY

Thank you for inexpensive (dare we say cheap) HOA storage
 this year & free last year.

JOANIE DAVEY



THANK YOU'S to the BUSY BEE Worker's

Thank you to the members who served on either Rewrite Committee in 2024. You donated a lot of work to our Association. Looking to 2025 to bring good change!

Bylaw Rewrite- BARB MOBERG, RANDY RICH, LANA ANTOHI
 CCR Rewrite- TRAVIS WEBER, ERYNN MARLAR, DIANA THOMPSON,
 CAROLYN FRYE, JESSE BELMONT