



CEDAR READER

February 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
crhoa2024@gmail.com

TREASURER

Joanie Davey lot#22
crhoa2024@gmail.com

SECRETARY

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

yearly assessment is March 1st. Message your Board if you need to discuss arrangements. We all have experienced hardships and we are willing to work with neighbors. Our Treasurer Joanie has been doing a fabulous job collecting our dues. We aim to be 100% dues compliant this year and we are well ahead to reach that goal. The Board has paid their dues too, just like you. Thank you to all who have already paid!

In addition to the basic duties the Board have updated the website and posted all Newsletters, Minutes and Quarterly Treasure Reports missing from the website last year. We also have revamped many of the pages. It has been time consuming yet we feel it is vital informational source for neighbors. Our website is www.cedarridgehomeowners.com. Included on the site are forms, announcements and archive information. A big thank you to Lana as our Secretary/Webmaster extraordinaire.

Your Board has also fulfilled Welcome Committee duties and welcomed new homeowners Jesus Valera & Claudia Perez (Lot#91), and Eric Jarvis & Teresa Olive (Lot# 66). All new neighbors were welcomed with a welcome packet and some treats to get them started in our Association. The new owner of Lot#43 was also greeted into our HOA. As you most likely seen, a lot of hard work and money is going into this home...and yes with ACC approval. Lot #43 is a flipper's house so we should be welcoming other new residents soon. Hope you get a chance to greet our new neighbors!



Spring is around the corner. The frost is melting and February is almost finished. We hope you all are well! February brought the neighborhood a third Directors Ballot for this working year. The Special Election Ballot received 5 quorum votes. This was unsuccessful to replace your acting Board. For the next two years the current Board Members of Julie Summers, Joanie Davey, and Lana Antohi will gladly continue to represent you as your 2025/2026 Board of Directors. There will be two open positions on the Annual Meeting Ballot later this year. Thank you all volunteers for your work putting together Ballots, mailing and counting especially to both Scarlet Taft and Silvia Cooke representing the Election Committee and counting the results for the February Meeting.

The Board has been hard at work since our start in January. We continue to serve you with our fiscal duties. You should all have received a mailing with a dues notice. The due date on the

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Your Board also handled a repair to the lighting at our front signage. We would like to thank Jess Dale for replacing the GFCi outdoor outlet and Karen Dale for reprogramming the timer. We would also like to extend a thank you to Jim Bouchard and Barb Moberg for their guidance and help. It's amazing what we can do when we work together! Speaking of which we sure could use your help we have a wide variety of committees and opportunities that can enhance our community. Think about helping us throw a few events or welcoming newbies to our group. Maybe you are willing to handout some doorstep deliveries of newsletters. This is just a few examples of ways to make a contribution to enhance the community we share.

Until we meet again we will be working on a few changes to the fine schedule and will get those out to you when completed. We plan to keep the fine schedule as written while 1st) lowering some fine costs, 2nd) slowing the speed of accumulation of some of the same infraction fines and 3rd) offering an additional alternative method to assist Members to remove a resolved infraction's fine debt. These are only small changes that you Association Members have asked your Board for. If you have some input on the fine schedule we are always open to listen.

Also over next few months the Board will be supporting our Rewrite Committees. The rewriting was such a large task that it was split into two subcommittees of Bylaws and CCRs last year. The Bylaw Committee is nearly ready to move forward. You have already received a copy of the proposed Bylaws changes on your doorstep in September of 2024. The Bylaw Committee have taken months of input from HOA Members. When they are ready the next step will be asking you Homeowners to approve the special spending to send the proposed Bylaws to be reviewed by a lawyer. This would be an approval of the spending

exclusively and those approximate costs would be on the Committee's handout.

We support the Committee's proposal for the special savings account spending. There are so many changes to state laws that we are required to get in-line with. If interested in knowing more look up WUCIOA or RCW64.38.90. Most new HOA rule requirements hit us by 2028. I know we don't like change but it is time for a renew. The Committee members all have worked very hard last year to propose updates that emphasize our Homeowner's rights.

Once spending is approved and after the attorney's review the Election Committee will put out a **Final Ballot** to approve the new and improved changes. If you need a new copy of the the Bylaw proposal the the document has been added to our website. Send inquiries to rewrites@cedarridgehomeowners.com. Thank you to Randy Rich, Barb Moberg and Lana Antohi for your Bylaw work.

The CCR Rewrite Committee should submit to you a proposal later when ready, then go through the same HOA approval process. Thank you CCR Rewrite Committee Travis Weber, Erynn Marlar, Jesse Belmont and Diana Thompson for your work also.

We are also looking into some common area maintenance and revival. Paul Flores has agreed to continue with his beautiful gardening. It's kinda special to have an in neighborhood gardener. We will be getting bids on the tree maintenance for the big green tree backdrop to the signage area. We need our front sign cleaned & sealed. Also would like to replace some of the plantings. Let's get the hood looking good!

Our next Meeting is May 19th, 6:30 Lot#22. Hope to see you there. It takes great neighbors to make up a great neighborhood!

- Julie Summers (President)



A Quirky Quip-

Looks like the repair of the front lights has been successful. Thank you to Jess Dale. He tried to explain to me electricity and I was like Watt?

CRHOA MONTHLY TREASURER REPORT

January 2025

BEGINNING BALANCE

Checking \$10,557.81
Savings \$5,212.52
Reserve \$4,501.64

= **TOTAL BEGINNING FUNDS**
\$20,271.97

INCOMING

Savings interest \$.05
Reserve interest \$.03

Dues (2025) \$880.00
Late fees _____
Transfer fees _____

= **TOTAL INCOME**
\$880.08

= **CHECKING + INCOME**
\$11,437.81

(Total beginning + Total Income)
= **TOTAL AVAILABLE FUNDS**
\$21,152.05

OUTSTANDING
DUES INCOME
(Number of Lots)

2025 _____

ENDING BALANCE

Checking \$11,024.31
Savings \$5,212.57
Reserve \$4,501.67

= **TOTAL ENDING FUNDS**
\$20,738.55

EXPENSES

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

Storage \$40.00
Power \$279.84
Water _____
Website _____
Newsletter _____
Office Supplies \$20.66
Postage \$73.00
Landscape _____
Legal fees _____
Rain Pros _____
* Events _____
* Committees _____
* Contingency _____
* Other _____

= **TOTAL EXPENSES**
\$413.50

MONEY TRANSFERS

Checking to Reserve _____
Checking to Savings _____

OUTSTANDING
PAYMENTS MADE _____

EXPLANATORY NOTES

- * See above totals "Office Supplies" and "Postage".
- * Check #2999= \$10.94 envelopes (Office Supplies)
- * Check #3000 amount \$82.73 = \$73.00 (Postage)+ \$9.73 address labels (Office Supplies)

Prepared by Joanie Davey Date February 11, 2025

Treasurers Message



Reminder... Dues are late after March 1st

A big thank you to those homeowners who have already paid their 2025 dues!

-Joanie (Treasurer)



ACC PROJECTS

Your Board has approved two ACC requests in January and February. Let us know of your future project. **ALL** homeowners are required to turn in to the Board your ACC requests for projects. Forms are available on our website. Contact us with any questions. We love to see you working hard to improve your lot!

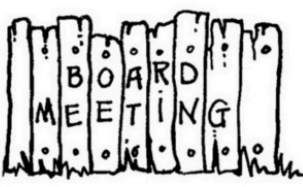
EVENTS-

Questions contact Julie Summers at 206-940-3160 or crhoa2024@gmail.com



Cinco de Mayo Party-

We will be Hosting a neighborhood party! Cinco (on the Tres) de Mayo
 Want to pitch in some help in the planning?
 Where- inner cul-de-sac 109th & 204th
 When- Saturday, May 3rd
 Time- 2:00
 Bring a festive dish to share. All HOA invited



Next Board Meeting-

The Board's next meeting. Unless we have urgent business, we will be on...

May 19th, 6:30 (Lot#22)
20313 108TH Street Ct. E.



Forth of July Parade-

We need some help coordinating ahead of the parade and setup day of. If interested in helping organize this special event let us know.



We Love our Volunteers


Thank you to Carol and Randy Rich for volunteering to run the (YOTM) Yard of the Month Committee this year! A new sign is being constructed and the sign will start to make the travels to some beautiful yards starting in May. More information to come.

Parked Cars in designated driveways on ACC approved maintained side driveways.



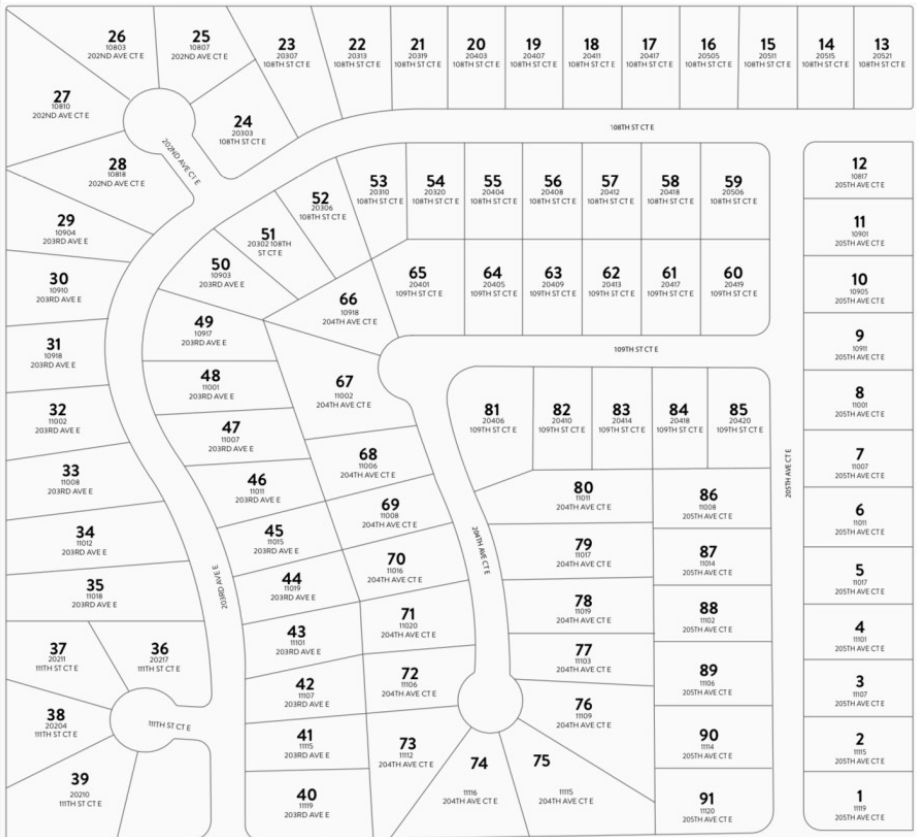
YES

Parked Cars on front lawns. If you have grass and weeds growing around tires it's time to move them.



NO

SO MANY OF YOU ARE UNAWARE OF YOUR LOT NUMBER. BELOW IS OUR CEDAR RIDGE PLOT MAP FOR A LITTLE REMINDER OF THE LOT#S.



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