



Time to get ready for our

SUMMER 2001

**CRYSTAL RIDGE NEIGHBORHOOD GARAGE SALE**

June 8, 9 and 10 (Friday - Sunday)

Mark your calendar and get your "treasures" ready for the shoppers !!!

Signs will be placed out for the neighborhood. Feel free to put up your own signs too.

(Please remember to remove your own signs after the sale).

**BOARD ELECTIONS** - This is our first newsletter since our Annual Meeting on January 18th and our annual Board elections. Dennis Hogenson was nominated and elected to the Board. At the first Board meeting in February, the Board elected the following officers: President, Mark Noll; Vice President, Dennis Hogenson; Treasurer, Gerald Illies; Secretary, Eileen Meints; Member at Large, Sharon White.

**TREASURER VACANCY** - The Board is in urgent need of a homeowner who would be interested in filling the position of Treasurer on the Crystal Ridge HOA Board of Directors. Gerald Illies and Sharon White, the Association's current and past Treasurers, respectively, have their homes on the market for sale and will be moving out of the neighborhood in the coming months. Both have done a terrific job in maximizing the return on our money, keeping our financial records in order, and holding us to our budget. Although we are losing valued members of the Board, we wish them and their families all the best with their move. So the Board is soliciting volunteers from the neighborhood to assume the Treasurer position and manage the Association's finances. The duties of the position include 1) participating as a member of the Board of Directors, 2) residing as Chair of the Finance Committee, 3) receiving and paying bills, 4) collecting and recording homeowners' dues, 5) managing the investments, and 6) maintaining our accounting system. Please consider this opportunity to volunteer and become involved in your neighborhood. If you are interested or would like to discuss the position, please contact the Board by mail or via email at [crystalridge@webcom.com](mailto:crystalridge@webcom.com).

**NEIGHBORHOOD DIRECTORY** - The neighborhood directory is looking great. A lot of time and energy has been spent by Shane Illies and Anne Noll to put the directory together and to collate all the information collected. Thank you very much for returning your confirmation forms to help us update our information. We plan to mail the directory by early June 2001.

**TOT LOT** - You may have noticed the Amber Blvd tot lot playground equipment has been removed. With lots of use, the safety of the structure was in question. Dennis Hogenson has taken the lead to organize the replacement of the playground equipment and to shop for the best deal. The Board approved the purchase and installation of new playground equipment and expect it to be installed by the end of May - just in time for your summer enjoyment! We appreciate your patience in waiting for the new equipment.

**LEGAL SERVICES** - Per the Covenants, Conditions & Restrictions (CC&Rs), the Board of Directors is responsible for enforcing the CC&Rs including the collection of annual assessments. To assist with these duties, the Board has voted to retain the legal services of McFerran & Helsdon, Attorneys at Law. The Board is in the process of developing and implementing criteria that will be used to determine when the services of McFerran & Helsdon will be utilized on a given case. In the event that legal services are utilized by the Board, all legal fees and other associated costs incurred for the enforcement of the CC&Rs become the responsibility of the property owner as stated in Article VIII, Section 8 of the CC&Rs.

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**Board of Directors**

Correspondence to the Board should be clear and concise. Include your name, address, phone number and best time to contact you in case we have questions.

**Crystal Ridge Homeowner's Association  
PO Box 36, Puyallup, WA 98371-0004**

- ◆ President - Mark Noll
- ◆ Vice President - Dennis Hogenson
- ◆ Treasurer - Gerald Illies
- ◆ Secretary - Eileen Meints
- ◆ Newsletter / Web Editor - Mark Noll
- ◆ Member at Large - Sharon White

CR HOA Web Site: <http://crystalridge.amajn.com>

Email the Board: [crystalridge@webcom.com](mailto:crystalridge@webcom.com)

**RETENTION POND** - The retention ponds are in the neighborhood to help control runoff of water from adjacent properties. Please talk with your children about the reasons we have the retention ponds and why they should not be used as playgrounds. Entering the retention ponds disturbs the ecosystem and may be unhealthy for your children. Thank you for your assistance in this request.

**WATER MANAGEMENT** - Everyone has probably heard from local news reports that we may be facing water shortages in the Northwest this summer due to the lack of rainfall and low accumulations of snow pack in the mountains this past winter. The Board will revise the watering schedule of the common areas to help cut costs and avoid unnecessary water usage. Each property owner and tenant should also make an effort to reduce your own water usage and please remember to water the planter strips and trees adjacent to your property so they will survive a potentially dry, hot summer. Your efforts will help to avoid the cost of expensive sod and tree replacement.

**LAWN MAINTENANCE** - Although we are facing water shortages this summer, all residents should continue to make every effort to maintain your property in a clean and manicured appearance. Some basic guidelines are mowing regularly, trimming edges, and treating to prevent unsightly moss, crane flies, and weeds. Your efforts will be appreciated by your neighbors and will help maintain the overall appearance of Crystal Ridge.

**MODIFICATION REQUESTS** - Remember that you are required by the CC&R's to submit a "Modification Request" for approval by the Board of Directors before you do any exterior modifications to your property -- home painting or additions, fences, sheds, pools, etc. Please review the CC&R's for the requirements. If you have questions, contact the Board via email or letter. Please allow 15 days for review of your request by the Architectural Control Committee (ACC). The Board will notify you of the approval as soon as possible within this time frame. Modification Request forms can be obtained from our web site or you can write the Board and ask that one be sent to you.

**LOCKING MAILBOXES** - If you and your neighbors decide to convert to secure mailboxes, as others have done already, the procedures for obtaining approval are on our web site (<http://crystalridge.amajn.com>). If you don't have access to the web, contact the Board and we will send you a copy of the procedures. See our address at the bottom of page 1 of this newsletter.

**CRIME, VANDALISM, & DISTURBANCE OF THE PEACE** - These are all very disturbing occurrences especially when you, your family, your friends, or your neighbors are the victim of crime, vandalism, and disturbance of the peace. The Board is aware of some of the crime that occurs in Crystal Ridge but certainly not all of it. When we are made aware of crime that affects the neighborhood, we call the police to file a report for the neighborhood. The Board is limited in many situations since we do not have law enforcement authority except as provided by the CC&Rs. All residents can help to reduce and curtail crime, vandalism and disturbance of the peace by calling the police when you see a crime in progress, when you see suspicious activity, or when you find yourself a victim of a crime. Your immediate action not only helps you but also helps the neighborhood by establishing a record of a crime having been committed and may establish a pattern to help the police catch and prosecute the perpetrators.

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