



Crystal Ridge Homeowner's Association of Puyallup

<http://crystalridge.amajn.com>

November 2002

Mark your Calendar for our
Annual Neighborhood Meeting
 7 pm, January 16, 2003
 Nelson Crane Elementary School
 (near corner of Shaw Road and Pioneer)

*Happy Thanksgiving
 Happy Holidays
 Happy New Year*

Board Elections

One Position Open - In January 2003, **one** position will be open on the Board of Directors to be filled by someone from the Estates. Homeowners in good standing from the Estates who would like to serve a three-year term on the Board of Directors are eligible to run for election. Our election procedures are explained on our web site at <http://crystalridge.amajn.com>. If you don't have access to the web, please send us a letter requesting a copy of the procedures.

Want to run for election? - If you are interested in filling this position on the Board, please contact us via email or letter. To introduce yourself to the neighborhood, you can submit one or two short paragraphs about yourself to be included in the January 2003 newsletter which will be mailed before our Annual Meeting scheduled for January 16, 2003. If you plan to run and would like to have your paragraphs in the newsletter, please notify us of your intent to run and your write-up by December 20, 2002.

2003 Dues

HOA dues notices for 2003 with a dues increase will be mailed in December, 2002.

Dues Increase

The Board has voted to raise HOA dues assessments by 10% for 2003 per the CCRs, Article VIII, Section 3(b). Annual assessments will increase for the Estates from \$360/year to \$396/year and for the Classics and Janelle Estates from \$240/year to \$264/year. This is the first dues increase for Crystal Ridge HOA since its inception in 1992 and is justified now to cover rising costs and help build our reserve account to provide funds for future modifications and/or major repairs in the neighborhood. Though not a guarantee, this reserve account may help avoid the need for a special assessment in the future. The Board is also considering hiring a property management firm to assist the HOA. Why? Some reasons identified are:

- To provide long term stability for the Board of Directors as its individual members rotate
- To provide consistent liaison between the Board, homeowners, renters, contractors and the city of Puyallup
- To reduce work loads on the current Board members
- To assist in the enforcement of the CCRs
- To provide assistance with managing landscape contractors and our landscape requirements
- To provide a central filing area for important HOA documents
- To provide legal services to the HOA
- To assist in the management of the Board email and the neighborhood web site

Outstanding Dues & Late Fees

The Board has been working diligently to collect all outstanding dues and late fees and, as a result, our outstanding balances have decreased. Liens have been filed on delinquent accounts and liens have been cleared on accounts brought current. Our effort will continue to reduce our backlog of overdue accounts. We will file liens in 2003 on any property with a outstanding dues and/or late fee balance from 2002 and prior.

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	<ul style="list-style-type: none"> ◆ President - Jeff Hopkins ◆ Vice President - Jerome Nottage ◆ Treasurer - Mae Wisor ◆ Secretary - Open ◆ Member at Large - Dennis Hogenson
CR HOA Web Site: http://crystalridge.amajn.com		Email the Board: crystalridge@webcom.com

HOA Reminders

LANDSCAPING CONTRACT - The landscaping committee has been working this fall to obtain new competitive bids for our landscaping contract. If you are interested in being a part of this committee, please contact the Board.

CAR THEFTS - Crystal Ridge has recently experienced car thefts in the neighborhood. Because our street lights do not cover all areas, improved neighborhood security and a possible reduction in car theft could be achieved if all residents turned their outside lights on at night. Please consider this simple step to help improve security in Crystal Ridge.

ICE & SNOW - No big surprise here! Winter brings reduced day light hours, ice, snow, and strong winds. Please remember to be careful on the icy streets, sidewalks and driveways during this winter season. Please park your cars off the street when we have ice or snow storms to help in the ice and snow removal effort by the City of Puyallup.

MODIFICATION REQUESTS - Residents are required by the CCRs to submit a "Modification Request Form" for approval by the Board of Directors before you do any exterior modifications to your property. This includes home painting, structural additions, fences, sheds, pools, etc. Review your copy of the CCRs (also available online) for the requirements. Contact the Board via email or letter if you have questions. Please allow 15 days for review of your modification request. "Modification Request Forms" can be obtained from our web site or you can write the Board and ask that one be sent to you.

MAIL & IDENTITY THEFT - Mail and identity theft is a frequent item in the news these days. Some Crystal Ridge residents have been victimized. Mail left in unsecured mail boxes potentially allows thieves to steal your credit cards, pin numbers, ID cards, checks, cash, and your identity. It is a crime, intrusive on your personal lives, and can be a major headache to clear up. There are some steps you can do to help protect yourself:

- Open a PO Box
- Install locking mailboxes
- Never leave mail in your mailbox overnight
- Remove mail as soon as it is delivered
- Drop outgoing mail off at the post office
- Notify the post office to hold your mail when absent
- Stay alert
- Report suspicious activity to the police

If you and your neighbors decide to convert to secure mailboxes, as others have done already, the procedures for 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.

25 MPH Speed Limit - All residents are reminded that the speed limit in Crystal Ridge is 25 MPH. Please slow down and keep our neighborhood safe.

Ten Years Old

Crystal Ridge was established in 1992 and is 10 years this month, November 2002. Residents of Crystal Ridge can celebrate this anniversary with a sense of accomplishment. Here's why:

Our neighborhood is extremely fortunate to have a Board of Directors and associated committees who are active and work diligently to take care of our neighborhood and HOA business.

Our neighborhood is extremely fortunate to have past and present residents, your neighbors who have full time jobs and families to take care of, who volunteer and are elected to serve on the Board of Directors and its committees.

Our neighborhood is extremely fortunate to have had and have residents who support and allow the Board of Directors and its committees to act on their behalf to take care of neighborhood business and maintain the overall appearance of Crystal Ridge.

Our neighborhood is extremely fortunate to have had and have residents who take pride in their homes, lawns and property and abide by our HOA bylaws and CCRs.

Over the past 10 years, Crystal Ridge has grown into a first class neighborhood in Puyallup. A quick tour of other neighborhoods in Puyallup will show you how great our neighborhood looks comparatively.

Yes, we have problems. Yes, we have issues. Yes, we have disagreements. Yes, we have growing pains. Working individually as residents and together as a neighborhood, we can all make a difference in Crystal Ridge and can continue to resolve our problems, issues, and disagreements and to adjust to our growing pains.

That's why Crystal Ridge residents can celebrate our 10th Anniversary with a sense of accomplishment. Crystal Ridge has made many improvements and will continue to improve with the support of its residents without whom our homes and neighborhood would be empty, lifeless and would deteriorate quickly. Together we have grown from being just another neighborhood into a community of residents who work together for the common good.

As a resident, you and Crystal Ridge can celebrate our 10th anniversary with a great sense of pride and accomplishment.

Mark Noll
Resident of Crystal Ridge since 1995

ADVERTISING - If you would like to advertise in this newsletter or on our web site, check the policy and prices on our web site or contact us directly.

Social Committee



**Winners for the
Halloween Decorating &
Pumpkin Carving Contest**

Best Theme	Rob Knutsen	3518 Crystal Ridge Dr
Most Original	Gordon & Kay Stone	3535 20th Street
Scariest	Emery & Kim Vaughn	4320 Crystal Lane Loop
Best Lighting	Dennis & Susan Browe	1813 35th St PI SE
Best Pumpkin Carving	Edward & Linda Davenport	4210 Crystal Lane Loop



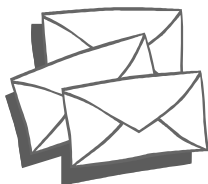
**A Holiday Decorating Contest and a seasonal
Food Drive is being planned
(day and time to be determined) .**

**If you would like to help with these events
and judge the contest, contact
Rebecca Sparling at 253-334-3500.**

The Crystal Ridge Social Committee is also looking at other possible activities such as:

- Bunko Night
- Food Drive
- Easter egg hunt
- Community Picnic

The Social Committee helps to bring our neighborhood together with community activities. If you are interested in being a part of the Social Committee, please contact Rebecca Sparling at 253-334-3500.



*Letters &
Responses*

Letters and emails sent to the Board should be short and concise. Include your name, address, phone number, and best time to call in case we have any questions. We will contact you within 15 days of receipt of your letter to let you know the status of action being taken by the Board.



**Puyallup
School Schedule**

First Day of School	Sep 4, 2002
Winter Break	Dec 23, 2002 to Jan 3, 2003
Mid-Winter Break	Feb 17 to 18, 2003
Spring Break	Apr 7 to 11, 2003
Last Day of School	Jun 17, 2003



**Puyallup Lions
Club**

We Serve

The Puyallup Lions Club would like to invite you to join one of the oldest and most active service organization serving the Puyallup community. The Puyallup Lions Club was established in 1954 and its members range in age from 18 – 84. Lions are recognized worldwide for their service to the blind and visually impaired. The Puyallup Lions Club has been providing assistance to the visually impaired in the Puyallup area through the purchase of glasses and glass eyes, funding for cornea transplants, supporting leader-dog training, and providing eye screenings for people in need. In addition to its work with sight, the club also provides hearing aids and wheel chair ramps for those in need in our community.

The Puyallup Lions Club supports the Children's Therapy Unit at Good Sam, Puyallup YMCA, local little league sports, the Puyallup Senior Center, Camp Easter Seal, and six scholarships for students in Puyallup schools. Some projects in our community include Child Spree w/Mervyns where needy children receive new school clothes, shoes, and supplies; a holiday party for disabled children and their families in the Puyallup school district, an Easter Bunny (toy) hunt for the children of Puyallup; cook breakfast at the Puyallup Senior Center; serve dinner to the needy at the Armory, and Adopt-a-Family for the holidays.

Major fund raisers include operating the dunk tank at the Puyallup Fair and Spring Fair, Christmas Tree sales, and Rose sales.

As a Lion, you choose your level of involvement. Many Lions make it a family affair, including children in the service projects.

If you are interested in learning more about becoming a Puyallup Lion, or you would like to be my guest at a meeting, please contact Helen Vajgert at 253-840-2047. Meetings are the 2nd and 4th Wed. at Anton's at 7 pm. If you want to help make a difference in your community and make some of the best friends you will ever have, the Puyallup Lions club is for you!

Community Service Ad

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

First Class Mail
US Postage Paid
Permit #462
Tacoma, WA