



<http://crystalridge.amajn.com>

January 2003

## Happy New Year and Best Wishes for 2003

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

### **Board Elections - One Position Open**

In January 2003, **one** position is 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.

### **Nominations for the Board**

Mike Heien has been nominated for the Board position. See below to learn more about Mike. Nominations can also be made from the floor at the Annual Meeting.

### **Voting**

For this election, you can vote at the Annual Meeting or by proxy. See page 4 of this newsletter for a proxy form. Simply fill out this form and send it to the Annual Meeting with your proxy to vote for you. Our election procedures and requirements are explained on our web site at <http://crystalridge.amajn.com>. If you don't have access to the web, send us a letter and we will send you a copy of the election procedures.

**HOA Dues & Late Fees** - 2003 HOA dues notices were mailed in December and are now due. Liens will be filed in 2003 on any property with a outstanding dues and/or late fee balance from 2002 and prior.

**New Landscaping Contract** - A new landscaping contract was awarded to "Pristine Landscaping" effective December 20, 2002. If you are interested in being a part of this committee, please contact the Board.

**HOA Budget** - The 2002 and 2003 budgets are shown on pages 2 and 3 of this newsletter. These budgets will be reviewed at the Annual Meeting and time will be made available for questions and answers.

### Candidate for the Board - **Mike Heien**

My name is Mark A. Heien. I am a pastor and Real Estate agent by occupation. I live at 4032 Crystal Ridge Drive. My wife Tana, daughter Hannah, and I have been a residents of Crystal Ridge for 2 ½ years.

We have found the community (Crystal Ridge) to lay down our roots as a family. We feel we have a very exceptional neighborhood and I would love to help preserve the great benefits we have at Crystal Ridge. I would also help bring possible adjustments that can further set apart Crystal Ridge as a premiere community in Pierce County.

I believe that I can serve the Crystal Ridge/Janelle Estates/ and The Estates homeowners effectively. My expertise in Real Estate gives me an understanding of the impact of the CCR's on the values of our homes. I also have a keen sense of where markets are headed and how we can maximize the value of our homes and great community. I look forward to the opportunity to serve!

Live on Purpose,  
Mark A. Heien

## 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 - Jeff Hopkins
- ◆ Vice President - Jerome Nottage
- ◆ Treasurer - Mae Wisor
- ◆ Secretary - Open
- ◆ Member at Large - Dennis Hogenson

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

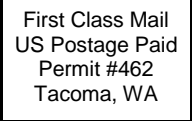
**Email the Board:** [crystalridge@webcom.com](mailto:crystalridge@webcom.com)

**Crystal Ridge Homeowner's Association of Puyallup**  
**Budget to Year to Date Expenditures**  
For the period ended  
December 31, 2002  
**Budget**

	<b>Year - to - Date</b>		<b>% of Approved Budget</b>
<b>Income</b>			
Advertising Income	\$	-	\$ 50.00 0%
Annual Assessments			
Annual Assessments - Current Period			
The Estates	\$28,550.00	28,186.78	
Janelle Estates	2,400.00	2,400.00	
Novastar Short Plat	720.00	720.00	
Division I-A	8,640.00	8,250.00	
Division I-B	2,640.00	2,160.00	
Division II	11,040.00	10,560.00	
Division III	6,960.00	6,720.00	
Division IV	5,520.00	5,280.00	
Division V	3,840.00	3,600.00	
Division VI	11,280.00	11,040.00	
Total Annual Assessments - Current Period	\$81,590.00	\$78,916.78	97%
Annual Assessments - Prior Periods			
Annual Assessments - 2001 & Prior	19,326.43	14,448.37	
Total Annual Assessments - Prior Periods	19,326.43	14,448.37	75%
Annual Assessments - Other	-	-	
Total Annual Assessments	100,916.43	93,365.15	93%
Interest Income			
Certificates of Deposit	1,400.00	831.90	
Checking	300.00	242.08	
Total Interest Income	1,700.00	1,073.98	63%
Late Fees	2,057.30	1,770.31	86%
Other	-	-	
<b>Total Income</b>	<b>\$ 104,673.73</b>	<b>\$ 96,259.44</b>	<b>92%</b>
<b>Expenses</b>			
Administrative Expenses			
Accounting Services	\$ 600.00	\$ 395.00	66%
Income Tax	1,300.00	(919.00)	
Insurance			
Director's Insurance	1,625.00	\$ 1,546.00	
Property Liability Insurance	2,022.00	2,571.00	
Total Insurance	3,647.00	4,117.00	113%
Miscellaneous			
Advertising	200.00	59.32	
Newsletter Printing	500.00	401.61	
Other	200.00	264.91	
Copying	-	-	
Legal Services	4,000.00	87.50	
Postage	1,000.00	795.16	
Rental Expense	30.00	150.00	
Supplies	100.00	139.12	
Web Hosting	60.00	103.35	
Total Miscellaneous	6,090.00	2,000.97	33%
Property Tax	565.00	477.93	85%
Total Administrative Expenses	12,202.00	6,071.90	50%
Landscaping			
Basic Contract	52,100.00	45,912.00	
Miscellaneous	2,500.00	8,489.13	
Total Landscaping	54,600.00	54,401.13	100%
Repairs and Maintenance			
Common Area	6,300.00	231.49	
Monuments	-	2,240.75	
Irrigation	2,000.00	2,000.05	
Total Repairs and Maintenance	8,300.00	4,472.29	
Utilities			
Electricity	525.00	538.56	
Irrigation	7,226.00	8,788.83	
Total Utilities	7,751.00	9,327.39	120%
Late Fees	-	-	
Sales Tax	5,988.00	5,119.68	
Special Projects	15,832.73	3,600.00	23%
<b>Total Expenses</b>	<b>\$ 104,673.73</b>	<b>\$ 82,992.39</b>	<b>79%</b>
<b>Net Income</b>	<b>\$ -</b>	<b>\$ 13,267.05</b>	

**Crystal Ridge Homeowner's Association of Puyallup  
Year 2003 Proposed Budget**

	Subtotals	Totals
<b>Income</b>		
Advertising Income		\$ -
Annual Assessments		
Annual Assessments - Current Period		
The Estates	\$ 31,680	
Janelle Estates	2,640	
Novastar Short Plat	792	
Division I-A	9,504	
Division I-B	12,144	
Division II	2,904	
Division III	7,656	
Division IV	6,072	
Division V	4,224	
Division VI	12,408	
Total Annual Assessments - Current Period	\$ 90,024	
Annual Assessments - Prior Periods		
Annual Assessments - 2002 & Prior	7,671	
Total Annual Assessments - Prior Periods	7,671	
Total Annual Assessments		97,695
Interest Income		
Certificates of Deposit	800	
Checking	300	
Total Interest Income		1,100
Late Fees		1,330
<b>Total Income</b>		<b>\$ 100,125</b>
<b>Expenses</b>		
Administrative Expenses		
Accounting Services	\$ 450	
Income Tax	1,300	
Insurance		
Director's Insurance	\$ 1,625	
Property Liability Insurance	3,000	
Total Insurance	4,625	
Miscellaneous		
Advertising	100	
Newsletter Printing	500	
Other	300	
Postage	1,000	
Legal Services	4,000	
Rental Expense	50	
Supplies	200	
Web Hosting	125	
Total Miscellaneous	6,275	
Property Tax	505	
Total Administrative Expenses		\$ 13,155
Landscaping		
Basic Contract	57,120	
Miscellaneous	2,500	
Total Landscaping		59,620
Repairs and Maintenance		
Common Area	3,000	
Irrigation	2,000	
Total Repairs and Maintenance		5,000
Utilities		
Electricity	570	
Irrigation	9,228	
Total Utilities		9,798
Special Projects		12,552
<b>Total Expenses</b>		<b>\$ 100,125</b>
<b>Net Income</b>		<b>\$ 0</b>



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See "Board Elections" on page 1 for voting instructions

**Vote by Proxy**

**Do Not Mail This Ballot if you vote by Proxy**

**Proxy should bring this completed form to the Annual Meeting**

If you choose to vote by Proxy, complete this form and give it to the designated person (proxy) you want to vote for you at the Annual Meeting. To vote, your dues and your proxy's dues must be current.

Date: \_\_\_/\_\_\_/\_\_\_

Your Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

I hereby give the following person my proxy to vote for me at the Annual Meeting. \_\_\_\_\_  
Your Signature

Proxy's Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_