



# Seasons Greetings and Best Wishes for the Holidays

## Annual Neighborhood Meeting

Thursday, January 22, 2004 - 7 pm  
Nelson Crane Elementary School  
(near corner of Shaw Road and Pioneer)

### **Board Elections**

**Two Open Positions** - In January 2004, **two** positions are open on the Board of Directors. Homeowners in good standing who would like to serve a three-year term on the Board of Directors are eligible to run for election.

**Election Procedures** - 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 a Board position?** - If you are interested in filling one of these positions 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 2004 newsletter which will be mailed before our Annual Meeting scheduled for January 22, 2004. 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, 2003.

**2003 Dues** - HOA dues notices for 2004 will be mailed in December 2003.

**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 2004 on any property with a outstanding dues and/or late fee balance from 2003 and prior.

### **2003 Accomplishments**

- Added a new bench to the playground area
- Replaced letters on monuments
- Added new sprinkler system & arborvitae for entrance to Janelle Estates
- Replaced several trees from damage
- Replaced several sprinkler heads in the Estates



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

## REMINDER Neighborhood speed limit is 25

### Community Dates

Thu, Jan 8, 2004 - 6:30 pm - Board meeting, Starbuck's  
Thu, Jan 22, 2004 - 7 pm - CR Neighborhood Annual Meeting

Board meetings are normally on the first Wednesday of each month, 6:30 pm, at Starbucks near the old Safeway and Gart Sports on Meridian. All residents are invited to attend. Check our web site for schedule changes.

**Check our web site for schedule updates.**


### Missed a Newsletter?

Newsletters from the last two years are now available on the web. If you missed one, check the web for a newsletter index and then download the one you need.

### Fences

**Fence Maintenance** - Each homeowner is responsible for the maintenance of the fences adjacent to your property. The HOA will maintain fences associated with the common areas.

**Fence Stain** - The color of your fence is very important to maintain the appearance of our neighborhood. Cedar fences may be (a) left natural, (b) stained with clear sealer, or (c) painted with one color, "Birch Bay", by Parker Paint in Woodhise. No other colors are acceptable. Natural cedar fences tend to show water stains over time and may require painting in the future.



**2004 HOA Dues**  
HOA dues statements for 2004 will be mailed to you in December 2003 and are due by January 31, 2004.

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



# LIBERTY Northwest Real Estate

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## Have you lost water pressure?

If yes, then you may want to read this...it may help you solve your problem.

**Problem** - Sept 10, 2003 - **Subject:** Upstairs Bath's Hot Water Pipes Blocked

Dear Crystal Ridge HOA, The hot water pipe to one of our upstairs bath tubs/showers is blocked somewhere (probably from mineral buildup) to the point where the tub and shower's hot water just drips out. The hot water at the basin is fine. I called "Mr. Rooter" once and they weren't much help.

Does the HOA or any of my fellow Crystal Ridge homeowners have any experience with similar problems, and how to go about resolving it? Any insight or recommendation on a reliable plumber/repairs outfit would be greatly appreciated. Thank you for your time. - **CR Homeowner**

**Board Reply** - Sept 11, 2003 - The Board replied with a referral to a plumber and information on past problems concerning corroded pipe lines and deterioration of the PVC pipe in the hot water heater. There are two links on the web with information on "Hot Water Tank Dip Tube Recalls" and "Corroded Pipe Lines" included in past newsletters

**Update on Resolution** - Oct 10, 2003 - Dear Crystal Ridge HOA - Thought I would provide an update about my Hot Water Pipes problem. As you suggested, the problem was the same bad PVC tube in the hot water heater that plagued Crystal Ridge several years ago.

When the plumber came out and started troubleshooting, he found the PVC tube in the water heater literally disintegrated. There was only about 1/2 inch of it left! As the water heater was being drained and flushed, many very small bits and pieces of PVC came out.

Long story short, the problem is resolved for now. The hot water flow in the upstairs baths is now much better, still not as good as the cold water side, but much better. And we don't run out of hot water like before, thanks to a new PVC tube, which hopefully, won't disintegrate for a few years. The plumber also replaced the water shutoff valves with better quality ball valves. Now that I know what to do, I would probably drain and flush the water heater periodically to try to get rid of more of the tiny bits and pieces of PVC still in the water heater.

Again, my thanks to all involved for your helpful information and assistance so I can get this problem resolved.

- **CR Homeowner**



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lives in the  
neighborhood!

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\* Listing agent's portion of the CBHP listing office commission minus franchise fee, state, and local B & O tax. Not intended to solicit properties already listed for sale. This program is offered exclusively by Mark A. Heien only and is not binding on other Coldwell Banker Hawkins-Poe agents. Some terms and conditions apply. Offer expires June 15, 2004. - Call for details.



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Dennis and Patti Hogenson  
Amber Blvd SE  
Crystal Ridge

**Dick Boyle**  
Marketing Specialist  
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### Crystal Ridge Planning Committee

A planning committee plans projects geared towards neighborhood improvements and future needs.

If you're interested in this committee, contact the Committee via email [crplanning@webcom.com](mailto:crplanning@webcom.com) or send us a letter expressing your interest. Some projects being considered are:

- ◆ Neighborhood storage area for boats, trailers, RVs and trucks
- ◆ Additional street lighting
- ◆ Extending installed sprinkler systems
- ◆ Repairs & upgrade of mailbox standards
- ◆ Adding fire hydrant locators in the street
- ◆ Marking of home addresses on curbs
- ◆ Upgrade / replacement of dead end barriers
- ◆ Upgrades to the retention ponds
- ◆ Development of long range plan for reserve account

Some of these projects are already being addressed. Others need further research and assessment before the project will be approved. You may have some additional ideas to be considered.

Join the Planning Committee or send your suggestions to: [crplanning@webcom.com](mailto:crplanning@webcom.com)