

PO Box 36, Puyallup, WA 98371-0004
June 2006

board@crystalridgehoapuyallup.org
Newsletter Editor: Julie Loewen

EXECUTIVE BOARD

Co Presidents:
Jerome Nottage
Mark Crawford

Members:
Brad Johns
Craig Swenson
Susanne Toal

Landscape Manager
Gerald Larsen

To email the Board, they can be contacted by email at: board@crystalridgehoapuyallup.org. All correspondence should be clear and concise, by including your name, address, phone number, and the best contact time in the event we have some questions.

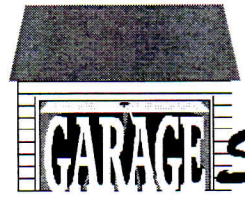
UPCOMING BOARD MEETINGS

Everyone is welcome to attend all Board meetings which are held at the Starbucks near Michael's on South Hill. They are every 1st Tuesday of the month at 7:00 pm.

INSIDE THIS ISSUE

- Annual Garage Sale
- HOA Dues Collections
- Mail Boxes/Shelters
- Puyallup Police Department
- Required CCR Maintenance
- Trail/Open Space
- Volunteer Opportunities

And more . . .



**ANNUAL GARAGE SALE
JULY 14TH, 15TH AND 16TH**

GARAGE Sale

Time to sell that stuff you have been storing all these years at the Annual Crystal Ridge Garage Sale! The Crystal Ridge HOA Board will place ads in the local newspaper.



**SPEED LIMIT IS 25 MPH
IN CRYSTAL RIDGE**

The speed limit in residential area is 25 miles per hour. The consequences of speeding are not only a possible ticket and fines, but more importantly, danger of hitting children or pets.

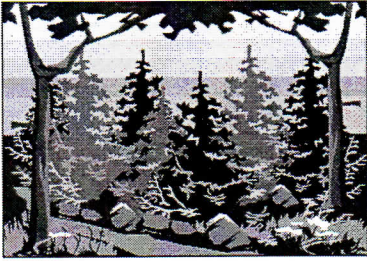
The Puyallup Police Department will accept traffic complaints from neighbors. If you see cars speeding or running stop signs in Crystal Ridge, CALL THE POLICE at 841-5415. Have the license plate number, a description of the car and the driver ready and report it.

THE TRAILS PROJECT

Much has been learned through investigating putting footpaths, like those at Wildwood Park, into our Open Spaces. It's been decided not to build a formal trails system at this time for the following reasons.

- ❖ There are already some trails in CR -- mostly for the hardy hiker--since the open space has been open for hiking and biking all along. These trails were created by game from repeated use of the same route and pruning brush by hikers for easier access.
- ❖ Our insurance carrier informed the Board at the start that the trails would be fine as long as they weren't advertised in any way. The plans for the landscape permit would be a trail map, which would become public record. Unlikely though it is, anyone could request the plans from the city and publish the trails.

OPEN SPACE COMMITTEE

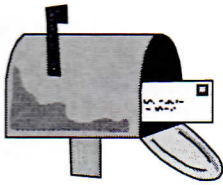


At the start of the Trails Project it was clear that some homeowners, even some board members, were unaware of the extent of our Common Areas. The Board recognized the need for a committee to help the Board with issues surrounding the 38 acres of Common Areas owned by the CRHOA. For the benefit of the homeowners and if you are interested in joining the Common Areas Committee, the following is some interesting information about our 38 acres of open space as well as a map of all accessible open space.

1. "Common Areas" owned by the Association are for the common use and enjoyment of the homeowners. This includes all "open space" tracts of land shown in the map below (CCR's, Article I, Definitions). Homeowner's dues pay property taxes and insurance on this land.
2. Every Crystal Ridge homeowner has a right in easement of enjoyment in and to the Common Areas that passes with title to their lot (CC&R's, Article VI, and Section 1).
3. The Common Areas is there for us to enjoy, but we are all stewards of the land as well. Please treat the land with respect and pick up litter you see as you walk through and enjoy our open space.
4. Please enjoy our Common Areas because as you do you'll be keeping an eye out for suspicious activity. This will help keep illegal intruders and unwanted activities out. The Puyallup & Tacoma Police & Metro Parks Tacoma told the Board that the more the legitimate users are present in the Open Spaces, the better to keep it safe and clean.
5. There is illegal dumping and encroachment occurring in our Common Areas today- some by our own residents as well as from neighboring subdivisions. Please report encroachment and dumping to the CR board. Remember, all property outside all homeowner's property boundaries is a Common Areas. (CCR's Article V, Section 4 (dumping) and CCR's Page 2, Special Notices (Encroachment Concerns).
6. Nothing is to be altered in or removed from the open space and no structures are to be built in the Common Areas without a two-thirds approval of the homeowners (CCR's Article VI, Section 3). Nothing is to be done or kept in the open space that would increase our insurance rates (CCR's Article VI, Section 2).
7. Did you know all three retention ponds are City owned parcels? Did you know there are no ultra-sensitive Category 1 wetlands in Crystal Ridge's Common Areas?
8. Did you know Crystal Ridge could dedicate or transfer its Common Areas to a public agency, authority or utility if two-thirds of the members signed an instrument agreeing to it? (Article VI, Section 1.c).
9. Did you know the 13.2 acres behind the lots on the ridge in the Estates is Crystal Ridge Common Areas that has a 40% grade and therefore access is limited to adjacent lot owners for the purposes of pruning vegetation? (Article X, Section 1,d)
10. Did you know Crystal Ridge could dedicate or transfer its Common Areas to a public agency, authority or utility if two-thirds of the members signed an instrument agreeing to it? (Article VI, Section 1.c).
11. Did you know the 13.2 acres behind the lots on the ridge in the Estates is Crystal Ridge Common Areas that has a 40% grade and therefore access is limited to adjacent lot owners for the purposes of pruning vegetation? (Article X, Section 1, d).
12. Please join the Common Areas Committee today!

LOCKING MAIL BOXES

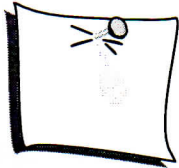
AND CRIME PREVENTION



Thanks to everyone that has invested in crime prevention by purchasing a locking mail box for your street. These mailboxes are "hardened targets" for criminals and deter theft and potential intruders in our neighborhood.

For those of you that have not purchased a locking mailbox, please do so now. It is not a matter of "if" but "when" your mail will be stolen. Unlocked mailboxes attract crime and you and your neighbors suffer from its consequences. Thieves will steal checks, credit card information and your identity. Once they have that information, they are able to withdraw money from your bank accounts, obtain credit in your name and literally steal your identity. You are putting your and your neighbors at risk. Be a good neighbor and be smart and lock you mail today. Call the post office for more information.

NOTICES ON MAILBOX SHELTERS



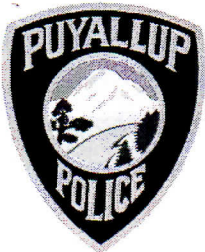
Do not post advertising or other notices on the mailbox structures or on the mailboxes.

Any items attached to the mailbox structure will be removed and the person or firm that posted the ad will be charged for its removal and repair of any staple or nail damage to the structures. Your Homeowners dues pay to have the mailbox shelters painted and the staples are costly to remove.

If you have a product or service you want to advertise, you may purchase ad space in the CRHOA Newsletter. Please email the CRHOA Board and include a copy of the ad and we will quote you a rate.

PUYALLUP POLICE DEPARTMENT:

CRIME ALERT AND INFO-NET



The Puyallup Police Crime Prevention Unit presented useful crime prevention information at the March CRHOA Board meeting. The information is essential to minimizing crime in our neighborhood. Generally, if you see suspicious activity in our open space or anywhere in the neighborhood, call the police at 841-5415 or 911 at the time of the activity. Calling in four hours later does little good. The Puyallup Police have an average response time of 3-5 minutes - unless there's something more serious going on in another part of the city. Police will interview suspicious people even if nothing has actually transpired, so that they can go back to that person later if something does happen.

Believe it or not, our sector of the city has one of the lowest crime rates in Puyallup. This is because most houses here are "hardened targets". Most of us park our cars in the garage and many have residential alarm systems. Go to the Puyallup Police Department's website, choose Crime Prevention, and you can see maps of crime statistics in Puyallup by the month.

The Police now offer a great new way to be informed when there is crime in our neighborhood. It is called Crime Alert or Info-Net and you can sign up for it on their website. The website is www.puyalluppolice.org. You'll be notified via email when a crime trend or pattern materializes in our neighborhood.

DUES COLLECTION



Twenty-two of the 301 homeowners in CR are not current with their dues payments. Two of these accounts have been turned over to a collection agency, 19 homeowners are late and one home is in foreclosure action brought about by the CRHOA Board of Directors. These late payments total just over \$10,600 or about 10% of the total annual budget of CRHOA.

Homeowners that have not paid their dues on or before August 1st, will have liens placed on their property and will be turned over to a collection agency for further action. This costs the Association about 50% of what is due. This means that homeowners that pay on time and are current are effectively subsidizing homeowners that either pay late or don't pay at all. The Board has a very aggressive collection policy and will take quick and decisive action to collect dues.

CCR'S HOME MAINTENANCE AND YARD CARE



All homeowners in the Crystal Ridge area signed a copy of the CCR's upon the purchase of their home. By your signature you agreed to become subject to and abide by the all the conditions and covenants described in the CCR's. These conditions and covenants include maintaining the appearance of your home and the landscaping including the front yard and back yards. The CCR's permit the Homeowner's Association to enforce these regulations and grant the power necessary to cause maintenance to be performed on the homeowners behalf and for the account of the homeowner in the event the homeowner fails to do so.



Yard Care: The basic fundamentals of maintenance include lawn and garden care. Each homeowner is required to properly maintain and cultivate his/her yard. Many homeowners allow grass to grow tall enough to be easier to harvest rather than mow and allow weeds to

proliferate. These conditions are not permitted under the CCR's. Please take care of your yards by keeping your lawn mowed and yard cultivated.



Trash Receptacles: Trash, yard waste and recycle cans are to be stored out of the sight from the street. Store your cans in the garage or behind a fenced side yard. You are allowed to place the containers in the street the evening before collection and you must properly store them before dark on the on the day of collection.

LANDSCAPE MAINTENANCE

LANDSCAPE MANAGER: We have hired one of our homeowners as our Landscape Manager - Gerald Larsen. He will be on the job during the days that the TruGreen landscape crew is performing their work. His job is to see that the homeowners get the most for their landscape dollars and work with TruGreen to make Crystal Ridge look good.

MOW STRIPS: The strips were treated twice with moss control and have now been treated a second time with weed and feed fertilizer. The strips are mowed each week and edged every other week during the spring and summer months. Reduced mowing frequency will begin as early as Sept 1 - depending on the need.

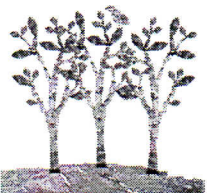
TREES: Many trees were damaged in the snowstorm this past winter. They are marked with flagging tape and a professional arborist will advise the Board what to do about the damage to the trees. Dead trees will be replaced this summer. All trees in the subdivision will be sprayed with disease prevention chemicals this summer.

MONUMENTS: The entrance and Estates Monuments are scheduled to be cleaned, trimmed, some new plantings and fresh bark installed in the next few weeks.

SPRINKLERS: The mow strips in The Estates, the monuments and a few public areas are the only areas that receive irrigation provided by the CRHOA. The homeowners in The Estates pay higher dues than other homeowners to pay for the extra maintenance and irrigation. The Board has authorized significant repair be performed to restore damaged portions of the irrigation systems.

WATER: The landscape water has been turned on. The landscape crew is working to have the system fully operational very soon.

FAST FACTS

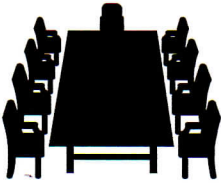


There are over 1,000 trees in the subdivision that are planted within the mow strip areas. The mowers operated by the landscape crew travel over 9 miles to mow the strips in the subdivision. There are 301 homeowners in the Crystal Ridge subdivision. The annual budget for the Crystal Ridge subdivision is about \$95,000 per year.

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

PRST STD
U.S. POSTAGE
PAID
TACOMA, WA
PERMIT NO. 462

BOARD BRIEFS



There are open positions for several committees. The Board seeks members of the CCR'S Enforcement Committee, the Landscape Committee, Common Areas Committee, and the Social Committee.



The Board is also looking for someone to manage the Crystal Ridge website.

IF INTERESTED - PLEASE EMAIL THE BOARD AT:
board@crystalridgehoapuyallup.org