

CRYSTAL RIDGE HOMEOWNER'S ASSOCIATION
June 2009 Newsletter

It is again another hot and cold, wet and dry summer in Crystal Ridge Estates and the Board is working rain or shine on a number of projects in the neighborhood. Last year many projects were completed including mail box repair, monument painting and repair, tree pruning and replacement and new plantings in the monuments. This year the "to do" list is not as robust or complete.

BUDGET: This year is proving to be very challenging as some homeowner's are experiencing financial difficulties. As a result, some have elected not to pay their dues. Unfortunately, Crystal Ridge Estates will suffer lower services levels, less watering and fewer capital projects will be completed.

To date, we are about 12% behind in collections for dues. It is not fair to those that pay on time and be assured that the Board is working to collect these funds. This shortfall has materially impacted the 2009 budget and reserve funds. The Board has deferred all capital projects, cut back on landscaping service and will not replace dead or diseased trees as a response to this budget shortfall.

The revised budget will be posted to the website (www.crystalridgehoa.org) on July 1st. We are grateful to the few homeowners who have volunteered their time in helping keep up some repairs, as this has also kept down all our costs.

CC&R ENFORCEMENT: This remains a constant source of conversation and frustration for homeowners and the Board. Despite repeated pleas from the Board for volunteers to take on the task of CC&R enforcement, no one has volunteered. The Board has worked to maintain a consistent approach but lack of manpower and continued – and sometimes repeated - homeowner violations have thwarted our efforts.

The best way to address this problem is for each homeowner to act in a manner consistent with the CC&R's. Each homeowner agreed to abide by these rules at the time of purchase and homeowner obligations are spelled out in the CC&R's. You can download a copy from the website.

There are many provisions but the following provides summary of the most frequent violations:

- 1) Keep trash cans out of view and retrieve them promptly from the curb after they are emptied.
- 2) Store boats and trailers behind approved gates or in your garage. Do not store them in your driveway.
- 3) Do not store cars in your driveway. They are to be stored in your garage,
- 4) Canvas/plastic RV/boat/car cover canopies or awnings are not permitted. If you have a roof cover canopy, please take it down. Any covering must be approved by the HOA and must be constructed with materials that match your home.
- 5) Modification Requests: Submit all requests well in advance of your project.
 - a. Have exterior paint colors approved by the HOA when repainting your home.
 - b. Any additions, remodeling or other exterior changes to your home must be approved by the HOA.
- 6) It is the homeowner's responsibility to irrigate the mow strip between the sidewalk and the street. These are to be maintained in green, park-like condition all year around. Do not let the grass die and turn brown in the summer—after all, part of your dues are spent on their upkeep.

Many of the homeowners are unaware that each homeowner in Crystal Ridge is responsible for watering the strip between the sidewalk and the street. (The Estates has a built in irrigation system and pays an extra \$100 dues per year for the water for this purpose.) **Some homeowners** in the Classics do not water the strip and allow these areas to die off in the summer. This action does not comply with the CC&R's. Please properly irrigate the strip and maintain it in a green and park-like condition.

The Board, the HOA and your neighbors appreciate your prompt attention to these matters. The Board will be stopping by any home that is in violation. We will knock on your door and talk; or if you are not home, we will leave a violation notice. We are your neighbors and represent your neighbors so please don't get upset with the messenger.

Most residents do comply and to you we say "THANK YOU" and for the others please be a good neighbor and take good care of your home. In a time of diminished property values, this is the best way to ensure Crystal Ridge Estates remains a desirable place to live.

DUES: The Board has cut back expenses to deal with the reality of dues that have not been paid. However, there is a level at which the subdivision must be maintained. The irrigation system is old and in need of constant repair/replacement. The lawn areas are in need of moss and weed control. The monuments (all seven) need constant repair and maintenance as do the over 1,000 trees in the neighborhood.

As a result, the Board has decided to increase dues for 2010 by 10%. The CC&R's allow a maximum of 10% annual increase without a vote of the homeowners. There have been only three dues increases in the 15 years that Crystal Ridge has been in existence. The last one was in 2008 and was 10% as well. In addition, dues for 2010 will be due and payable on December 1, 2009. This will allow for a more accurate and predictable collection and budgeting process for 2010 and beyond.

What do your dues pay for?

- 1) Irrigation water for the common areas, The Estates and the monuments
- 2) Monument (there are 7 of them) planting, maintenance and repair
- 3) Utilities – water and electricity
- 4) Irrigation system repair and replacement
- 5) Tree pruning, spraying and replacement
- 6) Mowing of all lawn areas between the sidewalk and curb and common areas
- 7) Shrub pruning
- 8) Trash pickup, leaf raking and pickup
- 9) Fertilization, insect spraying, weed control and moss control
- 10) Accounting services
- 11) Taxes and liability insurance
- 12) Landscape management
- 13) Tot lot repair and replacement
- 14) Reserve funds to maintain and replace HOA assets

We are constantly working to improve services provided by TruGreen and other vendors and while some may complain, we have never received a call saying "we are doing too much work – stop." Therefore, the Board will work to improve collections and increase dues as necessary to continue the work required to improve the appearance and value of Crystal Ridge Estates.

YARD SALE: This year's annual neighborhood yard sale is July 10th, 11th and 12th. The Board will place advertising in the News Tribune, Craigslist.com and signage on Shaw Road at CRD and 15th.

BOARD MEETINGS: Every homeowner is welcome at the monthly Board meetings. Check the website at www.crystalridgehoa.org for dates and location.

Thank you for your time too and we look forward to an improved and more beautiful neighborhood.

Best regards from your Crystal Ridge Board of Directors,

Mark Crawford

Brad Johns

Craig Swensen

Steve Reynolds

Mark Noll