

# CRYSTAL RIDGE HOMEOWNERS ASSOCIATION

December 2010 Newsletter

Annual Homeowners Meeting is 7 p.m. January 31, 2011 at the Puyallup Public Library

We were happy to say goodbye to 2009 and saw 2010 usher in new challenges for the Board and the neighborhood. We continued to repair and replace lighting, irrigation, dead plants and dead trees while trying to improve the look of Crystal Ridge. There is much work to be done with the tot lot play area, tree replacement, drain pond areas, mailboxes, irrigation repair and replacement and common area maintenance. And as if that were not enough the financial landscape continues to be difficult for nearly everyone.

The Board continues to work around budget issues related to homeowners not paying their unpaid dues, homes in foreclosure and residents that have claimed personal bankruptcy. As a result planned projects were again deferred and some not even given the light of day.

We are in a bit better shape than last year regarding collection of late dues payments – but not much. We are still behind in collections from 2009 and 2010. Homeowners that have not paid past due dues are a serious drag on the condition of the neighborhood. The Board has placed a lien on their property and is considering several means of aggressive collection.

**DUES:** While the Board has cut back on capital expenses there is a level at which the subdivision must be maintained. The irrigation system is old and in need of constant repair and selective replacement. The lawn areas are in need of moss and weed control. The monuments (all seven) require constant repair and maintenance as do the over 1,000 trees in the neighborhood. Despite the weak economy, costs continue to increase.

In order to strike a balance between the ever increasing costs and the weak economy which affects many of our residents, the Board has decided to increase dues for 2011 by 5%. The CC&R's allow a maximum of 10% annual increase without a vote of the homeowners. There have been only four dues increases in the 15 years that Crystal Ridge has been in existence. There were two increases prior to 2008, a 10% increase in 2008 and a 10% increase in 2010.

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
- 9) Leaf raking and pickup
- 10) Fertilization, insect spraying, weed control and moss control
- 11) Accounting services
- 12) Taxes
- 13) Landscape management
- 14) Capital expenses/improvements
- 15) Reserve funds to maintain and replace HOA assets
- 16) Liability insurance

**CC&R ENFORCEMENT:** Keeping Crystal Ridge a desirable place to live requires every resident to abide by our CC&R's. Again this year we ask everyone to do their part. With over 300 homes in Crystal Ridge and only 5 Board members, enforcing the CC&R's is a big challenge. We would guess that 90% of all homeowners abide by most all provisions of the CC&R's and the Board thanks you for that. A small minority of homeowners represent the majority of violations.

The Board is again asking for volunteers to manage CC&R Enforcement. It can be one person, or a group who meet together to determine the best way to handle violations. The Board has worked to maintain a consistent approach but lack of manpower and continued – and sometimes repeated - homeowner violations continue to have a negative impact on our neighborhood.

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 and fences 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.
- 7) It is the homeowner's responsibility to irrigate the trees in the mow strip
- 8) Speeding: This is an increasing problem which puts our residents, especially children, at risk. The speed limit throughout Crystal Ridge is 25 MPH. We have taken down license plate information and this confirms that violators are mostly residents of Crystal Ridge. In light of this, the Board has asked the Puyallup Police to step up enforcement of violators.

**VOLUNTEERS:** Finally, we need one additional Board member as well as volunteers for other positions. Please consider joining the Board and tell your neighbors to vote for you in the election to be held at our annual neighborhood meeting in January.

For more information please visit the Crystal Ridge HOA website at [www.crystalridgehoa.org](http://www.crystalridgehoa.org) or email the Board at [board@crystalridgehoa.org](mailto:board@crystalridgehoa.org).

Best regards from your Crystal Ridge Board of Directors,

Mark Crawford

Chris Hogue

Fred Herber

Steve Reynolds

Mark Noll