

CRYSTAL RIDGE HOMEOWNERS' ASSOCIATION

December 2011 Newsletter

Annual Homeowners Meeting is 7 p.m. January 24, 2012 at the Puyallup Public Library

We began 2011 with a long list of issues to address. We made it through some but continue to work on others. We upgraded/improved the tot lot, removed sidewalk damaging trees along the "street of dreams", cleaned up some of the monuments and repaired the aging irrigation system.

The Board and the homeowners endured the decline of service quality and significant service issues of our former landscape maintenance contractor. While 2010 looked promising these issues became acute during the first half of 2011 and got progressively worse into the summer. After much disagreement with the contractor the Board gave the contractor a 60 day termination notice and effective September 1st the Board fired this contractor. The Board hired a replacement company that is local and is on site more frequently.

In 2012 we will work with the City of Puyallup to replace broken sidewalks, remove and replace trees, work with the developers of The Highlands on traffic mitigation in Crystal Ridge and continue improvement to the tot lot and monuments.

We continue to work to collect past due HOA dues. The Board has placed a lien on the property of delinquent homeowners and have increased our collection efforts. Some homeowners have declared personal bankruptcy for prior dues but for dues incurred post filing these homeowners are expected by the court to remain current. The Board will work to make sure that happens.

DUES: In order to strike a balance between the ever increasing costs, prudent cost control and the weak economy affecting many of our residents, the Board has decided not to increase dues for 2012. The CC&R's allow a maximum of 10% annual increase without a vote of the homeowners. There have been only five dues increases in the 16 years that Crystal Ridge has been in existence.

CC&R ENFORCEMENT: 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. 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.
- 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.
- 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.
- 7) It is the homeowner's responsibility to irrigate the trees in the mow strip

VOLUNTEERS: Finally, we need four new 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.

ELECTIONS: Voting for the reelection of existing four Board members and election of three new Board members will take place at the annual meeting. The individuals below are standing for reelection for an additional three year term. Board members are not compensated for their service. Please use this letter as your ballot and hand your ballot to the Registrar of Elections at the annual meeting. You may vote in person or by proxy. If voting by proxy please sign your proxy and include your address.

For Against

____ ____ Mark Crawford

____ ____ Mark Noll

For Against

____ ____ Fred Herber

____ ____ Steve Reynolds

NOMINATIONS:

Nomination Name: _____

Address: _____

Phone Number: _____

I would like to serve on the board of directors because _____

For more information please visit the Crystal Ridge HOA website at www.crystalridgehoa.org or email the Board at board@crystalridgehoa.org.

Best regards from your Crystal Ridge Board of Directors,

Mark Crawford

Fred Herber

Steve Reynolds

Mark Noll