

# Crystal Ridge Homeowners Association Newsletter

## September 2012

Welcome to Crystal Ridge. We trust you had a great summer with outdoor activities, local trips, family vacations and moving into the neighborhood. Crystal Ridge is a great place to live. Together we can keep it so and help maintain and improve our property values. We are all key to this success!

This newsletter provides a summary to all residents of important information about our neighborhood. Please read it carefully and let us know if you have any questions.

If you are a remote home owner (i.e. you own a home in Crystal Ridge but do not live here), please send a copy of this newsletter to your property management company (if you use one) and your tenant (if you rent your home) so they can help you maintain your property and meet neighborhood requirements.

The HOA has several ways to stay in touch with each other and keep everyone up to date on the latest neighborhood news and events that may affect or interest you. These include:

Board Meetings - Monthly meetings are held at the Puyallup Public Library (324 South Meridian Puyallup, WA 98371 (253-841-5454) which are usually the first Tuesday of each month at 7 pm. However, the day may vary occasionally due to schedules, holidays and availability of a meeting room. Please check our web site for scheduled meeting date, time, location, late changes and cancelations.

Annual Neighborhood Meeting - The Annual meeting is held in January to elect Board members, review financials, discuss neighborhood plans and address other issues.

Newsletters - The NL is mailed periodically to provide news and information.

CRHOA Web Site (<http://crystalridgehoa.org>) - The web site is updated frequently with new information.

CRHOA of Puyallup, WA Facebook page (<https://www.facebook.com/#!/groups/315283221901788/>) - Facebook is a good way to stay in touch with the neighborhood. Also see "Events" for scheduled meetings affecting Crystal Ridge (i.e. Board meeting, City Council meeting, etc).

Neighborhood Email Distribution List (DL) - DL is used to send updates to the neighborhood. To protect your privacy, this DL is used only by the Board and sent bcc (i.e. blind copy which means your name and email address are not shown in the DL email sent out). To add, change or remove your email address on this DL, please send a request to [board@crystalridgehoa.org](mailto:board@crystalridgehoa.org)

### News & Info

- 1) Board Members Needed** - Please consider joining the Board. New members are needed to bring new experience and ideas to the HOA and help fill positions as members rotate off of the Board. Contact us and attend a Board meeting to learn more on how you can become involved.
- 2) Architectural Control Committee (ACC)** - Additional volunteers are needed to review new construction plans and modification requests to ensure compliance with the CCR (copy of our CCR is on our web site).
- 3) Proposed Halfway House** - A halfway house has been proposed near the corner of 23rd and Shaw Road to house up to 20 felons and sex offenders. Residents in CR and surrounding neighborhoods are very concerned about this plan and have met with the Puyallup City Council and Planning Commission.
  - a. On Aug 8<sup>th</sup>, the Puyallup City Council voted 7-0 for a 60-day moratorium on halfway houses.

- b. On Sept 25<sup>th</sup> at 6:30 pm in the Puyallup Pioneer Park Pavilion, the Puyallup City Council is holding a public meeting to consider extending the 60-day moratorium for up to 6 months to allow more time for the City to consider changes in the building codes and laws.
  - c. To sign a petition, see more info and get updates on the proposed halfway house, visit:  
Facebook page "Shaw ComeTogether" (<https://www.facebook.com/#!/shaw.cometogether/>)
- 4) HOA Dues** - HOA dues notices are sent annually in December and payments are due by January 31st. Late fees and liens will be applied for delinquent dues. Collections and foreclosures may also be used as necessary. Past due accounts as of mid-summer 2012 are being sent to a collections company.
- 5) Dues Increase** - There will be a 10% dues increase for 2013 to recoup some of the cost for damage caused by the January 2012 snow and ice storm. Over 200 trees were removed either because of storm damage or their roots were damaging city infrastructure (i.e. curbs and sidewalks). This dues increase will help rebuild our contingency fund used for planned projects and unexpected expenses.
- 6) 25 mph** - Speed limit in Crystal Ridge is 25 mph.
- 7) Dogs** - Dogs are not allowed to run loose in the neighborhood. Please keep them on your property or on a leash and pick up after them.
- 8) CCR** - Crystal Ridge is governed by "Covenants, Conditions and Restrictions" to maintain our neighborhood appearance, home curbside appeal and property values. An electronic copy of the CCR is available on our web site. Common reminders for residents:
- a. Modification requests require approval "before" any modifications to your property (i.e. home or auxiliary structure construction, fences, landscaping, painting, vehicle parking and storage, etc).
    - i. The Modification Request form is available on our web site.
    - ii. You can submit your request electronically via email to [board@crystalridgehoa.org](mailto:board@crystalridgehoa.org).
    - iii. Alternatively you can print the form from our web site or request a copy of the form to be mailed to you. Mail the completed form to PO Box 36, Puyallup, WA 98371-0004.
  - b. RV's, boats, trailers and campers must be parked or stored in your garage, behind an approved fence on your property or at a remote facility. They cannot be parked or stored on the street or in your driveway more than 24 hours without specific approval from the Board.
  - c. Garbage cans, recycling containers and yard waste bins must be stored in a location that is out of sight from the street during the week except for the evening before and the day of pick up.
  - d. Maintain your home by keeping up on its repairs and appearance. Lawns must be mowed and free of weeds. Plants and hedges cannot overgrow sidewalks and must be trimmed to the sidewalk edge.
  - e. Watering the planter strips and trees on the strip (i.e. area between the curb and the sidewalk) is the responsibility of each owner and tenant. This helps improve our neighborhood appearance.
- 9) Landscape Contractor** - JAC Landscaping is our new landscape contractor and started work on Aug 23rd. By next spring, we expect to see significant improvements in the appearance of our neighborhood.
- 10) Traffic Calming** - Increased traffic through CR is expected due to development of the Puyallup Highlands and the traffic light at the entrance to Crystal Ridge. During the past year, the Board met with residents, Puyallup traffic engineers and design engineers to discuss ways to slow down and calm traffic. The approved plan

includes double yellow lines with night markers on Crystal Ridge Drive between Shaw Road and 20th (completed in August) and six speed tables expected to be installed this fall (see Figure 1).

**11) Approach Sight Distance** - The HOA will be working with the city to enforce a clear approach sight distance at all intersections. The Board directed our landscapers to trim the monuments to meet this code and also contacted a few homeowners to clear the sight distance area on their property. Please check the sight distance on your property and correct, if necessary, before the City code enforcement group gets involved (see Figure 2).

You are always welcome to attend our monthly Board meetings and the Annual neighborhood meeting in January. The date, time and place for meetings are updated on our web site and Facebook page.

We hope to see you around the neighborhood, online and in our meetings. Please contact us if you have any questions or concerns.

Board of Directors

- Mark Crawford (President)
  - Fred Herber (Landscaping Manager & CRHOA-City Liaison)
  - Mark Noll (Web, NL & DL)
- Address: Crystal Ridge HOA, PO Box 36, Puyallup, WA 98371-0004  
Email: [board@crystalridgehoa.org](mailto:board@crystalridgehoa.org)  
Web: <http://crystalridgehoa.org>  
Facebook: <https://www.facebook.com/#!/groups/315283221901788/>

**Figure 1**  
Location of 6 six speed tables to be installed in Crystal Ridge



Figure 2

