

# Crystal Ridge Homeowners' Association Newsletter

December 2012

Homeowners and Residents,

First, we wish everyone a great holiday season and a happy new year. The Board has been busy in 2012 and is now working on the 2013 plans for Crystal Ridge. Our 2012 accomplishments include recovering from the January snow/ice storm, installing new traffic calming devices, hiring a new landscaping contractor and increasing the collection of delinquent dues. Please contact us anytime if you have any questions.

- 1) **Annual Neighborhood Meeting** - Plan to attend on Wednesday, Jan 23, 2013, 7 pm, at the Puyallup Public Library in the North Room. Agenda includes a review of our 2012 Actual Expenditures and 2013 Budget financial statements and future plans for our neighborhood.
- 2) **2013 HOA Dues Increase** - There will be a 10% dues increase for 2013. This increase will help rebuild our contingency fund used for planned projects, storm repair and unexpected expenses.
- 3) **Dues, Liens and Collections** - In 2012, residents who were delinquent on their dues were sent to collections. All HOA dues are due by January 31<sup>st</sup>. In 2013, homeowners delinquent on April 1<sup>st</sup> will have liens placed on their homes. Homeowners delinquent on July 1<sup>st</sup> will be sent to collections.
- 4) **New Board Members** - On Oct 2nd, four new members were elected to serve on the Board:  
Ryan Yanasak, Tim Evans, Eric Lynn & Kierston Creech
- 5) **Architectural Control Committee (ACC)** - Additional volunteers are needed to help review new construction plans and modification requests (i.e. remodeling, painting, fences, etc.) to ensure compliance with our Bylaws and CCRs (both available on web site).
- 6) **Stay in touch with your Neighborhood**
  - a. **Board Meetings** - All residents are invited to attend. Held on the first Wednesday of each month at 7:00 pm at the Puyallup Public Library (324 South Meridian Puyallup, WA 98371 - 253-841-5454). A meeting date may change due to Board member schedules, holidays or availability of a meeting room. Check our web site and Facebook for scheduled meetings, late changes and cancelations.
  - b. **Annual Neighborhood Meeting** - Meeting is held in January each year to elect Board members, review financials, discuss neighborhood plans and address other issues.
  - c. **Send a Letter to the Board** - Crystal Ridge HOA, PO Box 36, Puyallup, WA 98371-0004
  - d. **Email the Board** - [board@crystalridgehoa.org](mailto:board@crystalridgehoa.org)
  - e. **Newsletters** - Mailed periodically to provide news and information.
  - f. **CRHOA Web Site** (<http://crystalridgehoa.org>) - Updated frequently with news and information.
  - g. **CRHOA of Puyallup, WA Facebook page** (<https://www.facebook.com/#!/groups/315283221901788/>) - Join our Facebook page and see "Events" for scheduled meetings affecting Crystal Ridge (i.e. Board meetings, City Council meeting, etc).
  - h. **Neighborhood Email Distribution List (DL)** - This DL is used to send important notices to the neighborhood. To protect your privacy, this DL is used only by the Board, names and email addresses are not revealed and has restricted use rules to prevent reply-to-all responses and spam emails. To add, change or remove your email address on this DL, send a request to [board@crystalridgehoa.org](mailto:board@crystalridgehoa.org).
- 7) **Proposed Halfway House** - In 2012 a halfway house was proposed near the corner of 23rd and Shaw Road to house up to 20 felons and sex offenders. Residents in CR and surrounding neighborhoods united to oppose this house and met with the Puyallup City Council and Planning Commission. On Sept 25<sup>th</sup>, the City Council voted unanimously to extend the 60-day moratorium for up to 6 months (ends Feb 2013) to allow more time for the City to consider changes in the building codes and laws. Stay informed: join our email DL and visit Facebook for "Shaw ComeTogether": <https://www.facebook.com/#!/shaw.cometogether/>

8) **Landscaping Priorities:**

a. 2012 Approved projects (estimated completion is 12/31/12):

- i. Repair irrigation system and install replacement trees and sod at the Crystal Ridge Drive entrance. Approximately 29 2" caliper trees will be installed plus sod as required.
- ii. Repair irrigation system and install hydro seed at Cherry Lane.
- iii. Level all stump areas where trees were removed and install hydro seed.
- iv. Repair/replace irrigation systems in The Estates as required..

b. 2013 Projects being considered:

- i. Install replacement trees in certain areas. This involves approximately 170 trees and is planned as a multi-year project.
- ii. Replace/repair irrigation system at the Janell entrance. Estimated completion date 6-30-13.
- iii. Repair/replace/add irrigation system at areas at/adjacent to the two drainage ponds. Estimated completion date 6-30-13.

9) **Annual Neighborhood Garage Sale:** July 12<sup>th</sup>, 13<sup>th</sup> and 14<sup>th</sup> 2013.

Thank you,

Board of Directors

President:	Mark Crawford
Members:	Fred Herber, Mark Noll, Ryan Yanasak, Tim Evans, Eric Lynn, Kierston Creech
Landscape Manager:	Fred Herber
ACC Chairperson:	Jennie Slack
Accountant:	Mae Wisor

===== ADVERTISEMENT =====



We first want to formally introduce ourselves and express that maintaining your neighborhood is our highest priority. J.A.C. Landscaping has been serving residential and commercial clients for over 30 years; we are proud of its history and service record. Our mission focuses on helping the Pacific Northwest continue the story of traditional and beautiful scenery and landscape. Our goal and passion is to provide quality service, confidence, and satisfaction to our customers.

**We are proud to offer you a neighborhood special of 15% off all landscape installs and/or your first month free for landscape maintenance after signing a 12 month contract.**

Visit our website for further information at <http://www.jaLANDSCAPES.com>.

Please call or visit our website for your free landscape consultation.

Sincerely,  
J.A.C. Landscaping Staff  
253-841-3367