

Crystal Ridge Homeowners' Association Newsletter

June 2013

To homeowners and residents of Crystal Ridge:

Contact the Board

Crystal Ridge HOA

PO Box 36

Puyallup, WA 98371-0004

board@crystalridgehoa.org

CRHOA Board of Directors

Mark Crawford, President

Fred Herber

Kierston Creech

Tim Evans

Eric Lynn

Mark Noll

Ryan Yanasak

Fred Herber, Landscape Manager

Jennie Slack, ACC Chair

Mae Wisor, Accountant

Stay in touch with your neighborhood!

Board meetings: First Tuesday of each month, 7:00 p.m., Puyallup Public Library in the Board Room (check web site for meeting schedules and updates)

Annual Meeting: Held in January at the Puyallup Public Library

Website:

<http://crystalridgehoa.org>

Email distribution list: If you would like to be added to the CR neighborhood email distribution list, please send a request to:

board@crystalridgehoa.org

Join us on Facebook at "CRHOA of Puyallup, WA"

Annual neighborhood garage sale – July 12, 13 & 14

Now is the time to get ready for the annual Crystal Ridge neighborhood garage sale. The event is scheduled for July 12, 13 and 14 from 8 a.m. to 5 p.m. We will provide local newspaper advertising and signs at the entrance. This is a great opportunity to earn some cash, clear out some space, and meet your neighbors.

Tree removal and replacement – Q&A

Q: Why were the trees in the planter strip removed?

A: Many trees were damaged during the ice storm of January 2012, some trees were removed because they were causing damage to the sidewalks and others were removed because they were unhealthy or diseased.

Q: How come the tree on my street hasn't been replaced?

A: Due to budget constraints and the large number of trees that were removed, we cannot replace them all at once. We are replacing the trees in stages over the next few years and trying to complete whole sections or streets when possible.

Unfortunately, some of the trees that were removed will not be replaced due to restrictions imposed by the City of Puyallup. These restrictions include minimum distance from water meters, driveways, and intersections, as well as the types of trees that can be planted.

Q: Is there any good news?

A: Yes! We have already replaced 125 trees and the Board considers this a high priority and is working diligently to finish the project.

IMPORTANT: Each homeowner and tenant is responsible for watering the planter strip adjacent to your property. If a new tree was planted in the grass strip in front of or adjacent to your home, you are also responsible for watering these trees. If the tree dies due to your negligence, you may be financially responsible for its replacement.

To make watering the trees easier, we purchased and placed "Gator Bags" around each new tree. You are responsible for filling the bag(s) with water twice a week until November 2013.

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Update on proposed halfway house

In August 2012, a halfway house near the corner of 23rd and Shaw Road was proposed to house up to 20 felons and sex offenders. The City Council approved a moratorium on halfway houses that is in effect until August 2013, and on May 16, 2013, Governor Inslee signed SB 5105 into law to control the number of released prisoners who can inhabit one facility using Department of Correction (DOC) vouchers. The Puyallup City Council is now working to update the city ordinances.

Get involved

Neighborhood Watch - A program to help prevent crime is being developed for Crystal Ridge with the help of your neighbors. Please volunteer to help with this program.

Architectural Control Committee (ACC) - Volunteers are needed for the Architectural Control Committee. The ACC reviews new construction plans and modification requests to ensure compliance with our CC&Rs.

Landscaping and maintenance

- The Board provided the City with a list of sidewalk areas in need of repair. The City does not have funding to replace the sidewalks but will either fill the gaps with asphalt or grind down the hazard. If you notice any other tripping hazards, please contact the Board so we can report them to the city.
- Our landscapers plan to energize the irrigation system in the common areas and the Estates in the next few weeks. If you notice any broken heads in the morning as you are walking or going to work (system will be on sometime between 3:00 a.m. and 7:00 a.m.), please contact the Board so we can have them repaired and water is not wasted.
- A few of the trees the landscapers planted did not survive. New trees were ordered and will be replaced at no charge to the HOA.

Safety is no accident!

The speed limit within Crystal Ridge is **25 miles per hour**. Please obey the speed limit at all times. Consider these facts from the National Highway Traffic Safety Administration:

- Most speeders on local roadways live right in the neighborhood.
- If you hit a pedestrian:
 - At 20 mph 5% will die
 - At 30 mph 45% will die
 - At 40 mph 85% will die

Please do your part to help keep our streets safe for everyone. Drive 25 !!!

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CC&R requirements and violations

Exterior maintenance and landscaping - Each lot and residence shall be maintained by the owner in a neat and clean condition at all times and shall be kept free of litter, junk, containers, sports equipment, toys, household goods, tools, building materials, and other debris.

Storage of vehicles - No storage of goods, vehicles, boats, trailers, trucks, campers, RVs, or other equipment or devices is permitted in open view of any lot or right-of-way for a period of longer than 24 hours. Upon 48 hours notice to the owner, the Board has the authority to remove, at the owner's expense, any vehicles that are visible from any right-of-way or adjacent residences that have been parked on any lot or within any right-of-way for more than 24 hours.

Landscaping - All landscaping areas (i.e. yard, planters, etc.) on your property shall be regularly maintained and trimmed to present a clean, neat, and well-maintained appearance.

Garbage and yard waste - All garbage, recycling and yard waste shall be stored in containers and kept out-of-sight of the view from the street or from any other lot; the containers shall regularly be emptied and the contents disposed of off the Properties. No grass cuttings, leaves, limbs, branches, and other debris from vegetation shall be dumped or allowed to accumulate on any part of the properties, except that a regularly tended compost device shall not be prohibited. Please bring your garbage cans in from the curb as soon as possible after pick up.

Modification requests - Modifications to the exterior of your home, lot, fence or landscaping must be approved by the Board. This includes but is not limited to paint, roof, fence, driveway, landscaping, etc. Modification request forms are available at the CRHOA website. Please allow time for the mod request to be received, reviewed and replied to before starting any projects.

Full CC&R text and additional details available at: <http://crystalridgehoa.org/04-CCR.htm>

NOTE: Due to scheduling conflicts, the next meeting of the CRHOA Board will be on Tuesday, July 16, at 7:00 p.m. in the North Room of the Puyallup Public Library. The complete schedule of Board meetings, updates to the meeting dates and minutes from prior meetings are available on our web site.

Important notice for Non-Resident Homeowners and Tenants: Homeowners who rent their homes, property managers, and the tenants in the home are all responsible for compliance with the Crystal Ridge CC&Rs. Homeowners and property managers should ensure their tenants receive a copy of newsletters and emails especially those relating to your and your tenants' responsibility to comply with the CCRs.

Thank you,

Board of Directors
Crystal Ridge Homeowners' Association

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