

ANNUAL NEWSLETTER

Web: crystalridgehoa.org

Email: board@crystalridgehoa.org

Facebook: [CRHOA of Puyallup, WA](#)

Rules & Regulations/Fines | Dues Increase | Volunteers Needed

CC&Rs and R&Rs

(You may access the full text of the CC&Rs, the R&Rs and the Bylaws at crystalridgehoa.org)

Twenty-five years ago when the Crystal Ridge community was first conceived, the developer, Novastar, created Covenants, Conditions and Restrictions. Lenders were reluctant to lend money for development without CC&Rs to protect the ambiance and the property values in the neighborhood. Each purchaser of a home in Crystal Ridge is provided with a copy of the CC&Rs.

Enforcement of these conditions during the past 20 plus years has been sporadic. Letters have been sent to non-compliant homeowners reminding them of the CC&Rs they agreed to follow when they purchased a home in Crystal Ridge. 85% of homeowners are great neighbors and comply. There are 15% of homeowners who are in non-compliance at any one time. Therefore, the Rules and Regulations (a reiteration of the CC&Rs) were created with fines attached for violations in order to enforce the CC&Rs.



Would you prefer to live next door to this?

OR



Would you rather live next door to this?

CC&Rs and R&Rs (continued)

On December 1, 2015, the Board adopted the Rules and Regulations. Twice a month a board member will inspect the neighborhood and record violations. Fine notices will be sent to homeowners who then have 15 business days to appeal the fine.

An R&R committee has been formed to review the appeal. If there is no response from the non-compliant homeowner, a fine will be assessed.

**Annual HOA Meeting 7:00 p.m. Tuesday,
January 19, 2016 - Puyallup Public Library**

For more information about budget items and priorities for upgrading the common areas of Crystal Ridge, Minutes for Board Meetings may be accessed on the Crystal Ridge HOA website.

**Annual Homeowners' dues must be paid by
January 31, 2016. Late fees will begin
accruing on February 1, 2016.**

Annual HOA Dues Increase By 10%

On January 1, 2016, the annual homeowners' dues will increase by 10%. The dues for the **Classics** will increase from \$426.25 to **\$467.75** (an increase of \$41.50). **Estates** dues will increase from \$638.50 to **\$702.35** (an increase of \$63.85).

Due to the age of the subdivision (25 years) there are about 100 trees that must be removed and replaced at an approximate cost of \$700 each. (This does not include those trees damaged by the ice storm and already replaced.) The city governs the replacement of trees and will not repair sidewalks with tree roots undermining them. The irrigation system must be upgraded with more efficient sprinkler heads in order to save water and replace failing equipment; that cost is approximately \$28,000. Sections will be delineated and a request for bids for each section will be sent out in the spring. In 2016, the Play Lot on Amber Blvd. will be refurbished and re-landscaped. Also, the 19th Street cul-de-sac will be re-landscaped and the irrigation fixed. The summer of 2015 was extremely warm and we used 20% more water than the previous year. The contract for the maintenance of the common areas by JAC Landscaping was \$55,000 for 2015. A request for bids was sent out for the 2016 contract and costs will likely increase to \$60,000 due to additional lime, moss, and fertilizer treatments.

Projects currently underway at a cost of \$20,000 are:

- (1) Clean and re-landscape monuments.
- (2) Crystal Lane Loop retention pond—replace hedge, add 4 trees and redo irrigation.
- (3) 34th Street retention pond—add irrigation and 4 trees.

In September the monument at the entrance to Janelle Estates was damaged by a DUI, uninsured motorist. The estimate to repair the monument was \$14,000. The HOA had immediate cleanup done to remove trees and debris from roadways for safety and ease of commuting. The insurance company disputed the cost of the cleanup saying some of the work was done on neighboring property. Although the HOA believed its actions were appropriate, we settled for \$7,500 after deductible and depreciation. Repairs should be completed this month and a new sign will be installed within the next few months.

CR HOA 2016 Meeting Dates

All Meetings are at Puyallup Public Library at 7:00 p.m

Annual HOA Meeting:

**Tues. January 19 - 7:00 p.m.
Library North & South meeting rooms**

Board Meetings:

Library Board Room (fire code limit 16 occupants)

Tues. February 2 - 7:00 p.m.

Tues. March 1 - 7:00 p.m.

Tues. April 5 - 7:00 p.m.

Tues. May 3 - 7:00 p.m.

Tues. June 7 - 7:00 p.m.

Board Communication with Homeowners

The Board communicates with homeowners in a variety of ways: (1) a newsletter one or two times per year; (2) a website (crystalridgehoa.org) that has access to the full text of CC&Rs, R&Rs, By-laws, monthly Board Minutes, dates of Board and Annual HOA meetings, Q & A section, neighborhood alerts; (3) e-mail notices; (4) Facebook (CRHOA of Puyallup, WA); (5) Welcome Baskets; and (6) special event postcards. You may contact the Board via email at board@crystalridgehoa.org or by mail at Crystal Ridge Homeowners Association, P.O. Box 36, Puyallup, WA 98371-0004.

VOLUNTEERS NEEDED

Volunteers are needed to:

- (1) Organize August National Night Out and coordinate with the Puyallup Police Department;
- (2) Coordinate the Neighborhood Watch and be Block Captains;
- (3) Organize and distribute Welcome baskets;
- (4) Work at annual community cleanup in the spring.

Crystal Ridge Board Members

Mark Crawford, President
Fred Herber, Landscape Manager
Tim Evans, ACC
Peggy Kloes
Erik Pedersen

ACC (Architectural Control Committee)

Jennie Slack
Tim Evans
Ron Perry
Fred Herber

Rules and Regulations Committee

Judy Payne
Clyde Priddy
Dennis Hogenson
Ron Perry

Website, Email, Facebook and Email Distribution List

Mark Noll