

ANNUAL NEWSLETTER

Web: crystalridgeboa.org

Email: board@crystalridgeboa.org

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

No HOA Dues Increase for 2017

State of Crystal Ridge HOA for 2016 Mark Crawford

Vista Management

Contact:

Cherie Klapp
Community Association Manager
VISTA Community Management
Direct: 253-881-3056
E-Mail: cherie@GoVista.net
Website:
vistacommunitymanagement.com

Crystal Ridge Board Members

Mark Crawford, President
Erik Pedersen, Vice President
Fred Herber, Secretary
Peggy Kloes, Treasurer, Newsletter Editor
Tim Evans
Vanda Powell

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

If you are new to Crystal Ridge, welcome to the neighborhood. If you have lived here for a while, thank you for being a good neighbor. We are a community of 301 homeowners of which there are approximately 20 homes occupied by renters and one vacant lot. Our neighbors in the Highlands add another 300 homes to our area. Additionally, there are about 90 potential lots approved for development west of Crystal Ridge along Shaw Road. While it is nice to live in an area that draws people to Puyallup this growth creates its own dynamics.

Crime has increased in Crystal Ridge and your neighbors responded with Neighborhood Watch groups and Block Captains. Traffic has increased and the Board is in discussions with the City of Puyallup to make our roads safer. New homes are being built creating competition for quality existing homes in Crystal Ridge.

The infrastructure in Crystal Ridge is aging and requires constant maintenance and in some cases replacement. The Board is evaluating upgrading the Play Lot on Amber Blvd., irrigation work, tree replacement and other topics.

In 2016 the Board addressed a number of items and there is work to do in 2017.

The irrigation system valves, rain gauges and controllers were replaced in 2014/15 and in 2016 all the risers and heads were replaced. The new heads are designed to use 30% less water and adjust for pressure ensuring water is applied more evenly. The cost for these improvements totaled over \$75,000.

The trees in the mow strip in Crystal Ridge have all nearly reached the end of their useful life. Each year we replace 20 to 30 trees. Some trees removed will not be replaced because of current City standards. If the tree is too close to a driveway, water system, street light, street intersection or other structure, the tree will not be replaced. The priority of tree replacement follows these guidelines as well as areas

where tree roots have damaged sidewalks. The Board expects to continue tree replacement until all 900 trees are replaced. To date approximately 300 have been replaced. (continued on page 2)

CR HOA 2017 Meeting Dates

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

Annual HOA Meeting:

**Tues. January 31 - 7:00 p.m.
Library North meeting room**

**Board Meetings are held the
first Tuesday of each month
from 7:00 to 9:00 PM in the
Library Board Room (fire
code limit 16 occupants).**

In 2016 the Janelle Estates entrance sign was destroyed by a vehicle driven by a drunk driver. The replacement cost was covered by insurance. In late November the sign was again destroyed by another vehicle. The Board expects this sign to be replaced by insurance.

The City of Puyallup will begin widening Shaw Road south of Crystal Ridge Drive to 39th this spring. Construction is expected to be completed in the fall. Traffic in our neighborhood will increase as vehicles accessing Rodesco will travel through Crystal Ridge during construction. The Board is working with the City on traffic mitigation issues. Widening Shaw Road requires that the Crystal Ridge Homeowners Association sell approximately 1/2 of the Crystal Ridge entrance monument land to the City. The City will buy the land from the HOA and pay the HOA for replacement of the monument. However, the new monument will be roughly one half the size of the existing monument. The Board is in negotiations with the City to confirm the payment for the easement and the monument.

In June the Board signed a property management agreement with Vista Property Management. Vista is responsible for accounting, enforcement of the Rules and Regulations, billing and collections and governance issues. The Board manages Vista, Architecture Control Committee, sets the annual budget, approves expenses, provides committee oversight and community vision and management.

The Board also approved a new Rules & Regulations policy in 2016. This document is the result of significant input from the Crystal Ridge community. The R&Rs add monetary fines to assist in enforcement of the Covenants, Codes and Restrictions. Some fines have been collected and some are the result of several violations by the same homeowner. The Board is disappointed that any fines have had to be assessed but this policy has proven to be an effective tool to encourage homeowners to comply with the CC&Rs.

The Board is preparing a 2017 budget and has elected not to increase dues in 2017 despite hiring Vista Property Management.

Please join us for the annual Crystal Ridge Homeowners' Association annual meeting on Tuesday, January 31, 2017, 7:00 PM at the Puyallup Library. Also please consider running for a Board of Directors position or volunteer for a committee position.

**Annual Homeowners' dues must be paid before January 31, 2017.
Late fees will begin accruing on February 1, 2017.**

Want to make your payments online? It takes about 15 minutes to set up your account!
Remember, if you don't pay your assessments, we can't make improvements to the community. If you need to make arrangements to pay your assessments, please call Vista!

Set up on line payments at:

<https://www.mutualofomahabank.com/community-associations/make-a-payment>

Association ID: 0CRS (zero CRS)
Management ID: 6516
Account Number: House number

Your Support is Needed

Please contact the Board to volunteer or if you have any questions.

Board of Directors – 3 to 4 volunteers are needed to serve on the Board (currently there are 6 members). Board members usually commit to serve a 3 year term. The Board manages Vista, Architecture Control Committee, sets the annual budget, approves expenses, provides committee oversight and community vision and management. The Board meets monthly and holds an annual neighborhood meeting every January. New members bring new ideas, energy and strength to the Board. Elections will be held at the January 31, 2017, CRHOA Annual Meeting.

Committees – Committees support the Board in managing HOA business. Please consider volunteering for a committee to help support our HOA.

Architectural Control Committee (ACC) - Need 2 volunteers (currently 4 members). Reviews Modification Requests for proposed exterior changes to homes (eg. landscaping, room additions, painting, siding repair, roofs, vehicle storage and etc.) to determine compliance with the CC&Rs and harmony with nearby homes and environment.

Rules & Regulations Committee (R&R) - Need 2 volunteers (currently 4 members) – Committee reviews and resolves violation and fine appeals.

National Night Out (NNO) Committee - Need 3 to 5 volunteers (currently 1 member). Organizes and runs the annual NNO event each year in August. NNO helps to educate residents about crime prevention to protect you, your family and your neighborhood.

Monument Design Committee - Need 3 to 4 volunteers (new committee) - The Shaw Road construction is tentatively scheduled from March-October 2017. As a result of construction, the current monument will be razed and the committee will select a new design to present to the board.

Reminder: Homeowners are responsible for maintaining the sidewalk abutting their property.

The City of Puyallup requires that the sidewalk be kept free of debris and must not be blocked by vehicles. PMC 11.20.040 Abutting owner's responsibility for maintenance.

It shall be the duty of the owner or occupant of abutting property to keep the sidewalk, curb, gutter, parking strip and any driveway access the same in good repair at the owner's own expense, and to remove or correct any condition which renders any such sidewalk, curb, gutter, parking strip or driveway unsafe or unfit for use, including snow, ice, or obstruction of any kind, natural or artificial.