

ANNUAL NEWSLETTER

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6% HOA Dues Increase for 2018

Vista Management

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Crystal Ridge Board Members

Mark Crawford, President

Fred Herber, Vice President

Peggy Kloes, Secretary, Newsletter Editor

Ron Perry, Treasurer

Tim Evans

Erik Pedersen

Emory Gearhart

COMMITTEES:

ACC

Jennie Slack, Chair

Tim Evans

Ron Perry

Fred Herber

Ann Crawford

Preston Smith

Victoria & Eric Simmons

R&R

Peggy Kloes, Chair

Erik Pedersen

Dar Nottage

Victoria & Eric Simmons

Clyde Priddy

Dennis Hogensen

(Committees continued on page 2)

Crystal Ridge HOA — 2017

Mark Crawford

If you are reading your first annual newsletter, welcome to Crystal Ridge. To all homeowners, the Board invites you to the annual meeting of the Homeowners' Association. Meeting information is included in the side bar of this newsletter. We hope you will attend and consider joining the Board or a Board committee.

Board Function: If you are considering joining the Board, we meet approximately 10 times per year. We conduct business including: managing Vista Property Management, hiring a landscape contractor, evaluating the annual reserve study, asset management (e.g. monuments, irrigation system, play lot, tree replacement, greenbelt areas, Crystal Ridge Entrance monument replacement, replace damaged HOA property), City of Puyallup sidewalk repair, CC&R compliance, assessments, establish committees, and manage the Architectural Committee.

One of the important duties of the Board is to enforce the CC&Rs. The Board has received complaints and comments from homeowners stating that the Board is too demanding while others say we are too soft. Please bring your ideas and recommendations to any of the regular meetings or the annual meeting. We would like to hear from you.

Board Membership: There are several Board members who would like to pass the baton to others. Please consider joining the Board and lending your time and talent to your neighbors.

Dues: The Board reviewed the 2017 reserve study in November. The conclusion was that the HOA is under reserved (more details will be provided at the annual meeting). Partially in response to the study and other known asset quality issues, the Board voted to increase the 2018 assessment by 6%.

Landscaping: The Board has hired and fired approximately 5 landscape contractors in the past 12 to 15 years. The Board has received some negative comments from homeowners but most were not as tough as the Board has communicated to our current contractor. We understand we need better results from the

CR HOA 2018 Meeting Dates

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

Annual HOA Meeting:

Tues. January 23 - 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).

NNO - First Tuesday in August

Committees continued:

Monument Design

Fred Herber, Chair
Dar Nottage
Victoria & Eric Simmons

Play Lot

Tim Nelson, Chair
Emory & Lindsay Gearhart
Sarah Larson

NNO

Kelly Loney, Chair
Kevin Loney
Renee Harvey
Katey Noonan
Jerry Rodgrigues
Mark Noll
Al Sullivan

Website, Email, Facebook and Email Distribution List

Mark Noll

biggest issues of weed and moss control and fertilizer. We understand your frustration and are evaluating other bids for the work and other ways to work with the current contractor. We welcome your suggestions.

Crystal Ridge Drive Entrance Monument: In connection with the Shaw Road widening project scheduled for the summer of 2018 the City of Puyallup will remove the existing monument and purchase the land. The City will compensate the HOA for the land and replacement cost of CRD Monument. The negotiations have been underway for about 12 months and we expect to come to an agreement in the coming months. The next steps are design a new monument and hire and manage a contractor for its construction. The new monument will be only about a third of the length of the existing monument. This will be a significant change from the impressive monument we have today.

Tree Replacement: We continue to replace trees in the landscape median every year. To date about 300 trees have been replaced with priority given to trees that were impairing the intersection and driveway views of oncoming traffic, damaging sidewalks, street lights and fire hydrants. The next priority was trees that were considered dangerous due to damaged trunks or branches. We continue to work our way to replace diseased trees. There are an additional 400 trees to finally replace all the trees in Crystal Ridge. We are on pace to replace about 25 trees per year. We have a long way to go.

Play Lot: Thanks to the help of a couple volunteers and leadership from one of your Board members we have preliminary designs to replace and upgrade the play lot. The budget is not confirmed but it will be a significant sum. The result will be a much better and safer place for your kids to play. It's not too late to volunteer to help.

Vista Property Management: The Board hired Vista about 18 months ago. This is the first property management firm hired by the HOA. Their duties include accounting, landscape management, CC&R compliance and general administrative functions including regulatory compliance. There have been a few "get acquainted" issues that the Board is still working on (billing, CC&R compliance) but we are both making progress.

Finance and Budget: This is the main agenda item included in the annual meeting. Please attend to find out more and ask questions.

**Annual Homeowners' dues must be paid before January 31, 2018.
Late fees will begin accruing on February 1, 2018.**

CR HOA does not accept a monthly payment plan. Incorrect information was sent to homeowners by Vista stating residents could set up an account to pay monthly online. The vendor for the software that Vista uses has that option; the HOA **does not**. Monthly payments present a cash flow problem for paying our vendors: management fees, landscaping contract, utilities, capital improvements, etc.

New Policy Beginning January 1, 2018

On occasion a homeowner will attend a Board meeting. Typically the regular agenda is suspended and the homeowner's questions and issues are addressed at the beginning of the Board meeting.

The Board is not always prepared to address the concerns brought by the homeowner and this has, at times, frustrated the homeowner. In an effort to address this the Board has voted to establish guidelines for homeowners to follow to allow the Board time to consider homeowner issues and include such issues in the regular Board meeting agenda.

Beginning with the February 6, 2018, Board meeting, homeowners wishing to address the Board during a regular Board meeting are asked to email their concern or issue and offer a solution to resolve the issue or concern not less than 7 days prior to the meeting.

If a homeowner attends the meeting and has not sent a request to the Board 7 or more days prior the Board meeting, they may raise concerns or issues during the "New Business" portion of the meeting. Please note there may be no or limited discussion and no decision will be made.

Reminder: Homeowners, please clean leaves and debris from sidewalks.

The City of Puyallup requires homeowners to maintain the sidewalk abutting their property, including keeping the sidewalk clear of debris, leaves, snow, ice and vehicles.

PMC 11.20.040

Homeowners may be liable for any personal injury caused by obstruction of sidewalks. It is difficult to see where sidewalks have buckled from tree roots when the area is covered by debris.

Your Support is Needed

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

Board of Directors – Volunteers are needed to serve on the Board (currently there are 7 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 each January. New members bring new ideas, energy and strength to the Board. Elections will be held at the January 23, 2018, 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) - The ACC reviews Modification Requests for proposed exterior changes to homes (eg. landscaping, room additions, painting, siding repair, roofs, vehicle storage, etc.) to determine compliance with the CC&Rs and harmony with nearby homes and environment.

Rules & Regulations Committee (R&R) - The R&R Committee reviews and resolves violation and fine appeals.

National Night Out (NNO) Committee - NNO organizes and runs the annual National Night Out event each year in August. NNO helps to educate residents about crime prevention to protect you, your family and your neighborhood.

Monument Design Committee - The Shaw Road construction has been postponed

You may visit our web site for schedules, news, information and joining our neighborhood email DL.