

ANNUAL NEWSLETTER

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Vista Management

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Crystal Ridge Board Members

Mark Crawford, President
Fred Herber, Vice President
Peggy Kloes, Secretary, Newsletter Editor
Patti Lundell, Treasurer
Tim Evans
Emory Gearhart
Chong Lam

COMMITTEES:

ACC

Jennie Slack, Chair
Tim Evans
Fred Herber
Ann Crawford
Preston Smith
Victoria & Eric Simmons

R&R

Peggy Kloes, Chair
Dar Nottage
Victoria & Eric Simmons

(Committees continued on page 2)

Crystal Ridge HOA — 2018

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. The meeting will be held **Wednesday, January 23, 2019, at 7:00 pm** in the North Meeting room at the Puyallup library.

Board Information: The Board meets approximately 10 times per year. We conduct the business of the Association including, managing Vista Property Management, hiring a landscape contractor, evaluating the annual reserve study, asset management (monuments, irrigation system, play lot, tree replacement, greenbelt areas) City of Puyallup sidewalk repair, CC&R compliance, assessments, establish committees, and manage the Architectural Committee.

Dues: The Board reviewed the 2017 reserve study. The conclusion was that the HOA is under reserved. A significant item noted in the reserve report was the poor condition of the play lot. The play lot was replaced in 2018 and some work remains for 2019 (concrete ramp and plants).

Landscaping: The Board has hired and fired approximately 5 landscape contractors in the past 12 to 15 years. Landscaping continues to be the source of most homeowner complaints. This season the Board received some negative comments from homeowners and the Board communicated these complaints to the contractor ("JAC") and Vista. The primary complaint was lack of irrigation in The Estates and JAC had let the maintenance slip dramatically.

We subsequently learned in July that JAC sold the maintenance business to Olympic Landscape and Olympic had assumed the JAC contract.

Today Olympic is the contractor for Crystal Ridge. We have seen an improved level of service and responsiveness from Olympic and much better results.

The Board is reviewing new landscape proposals, including a proposal from Olympic, and will award the 2019 contract in December.

CR HOA 2019 Meeting Dates

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

**NOTE: Board Meetings
changed to first Wednesday of
each month due to a
scheduling conflict.**

**Annual HOA Meeting:
Wed., January 23 - 7:00 p.m.
Library North meeting room**

No January Board Meeting

**Board Meetings are held the
first Wednesday of each
month from 7:00 to 9:00 PM
in the North Meeting Room or
the Library Board Room (fire
code limit 16 occupants).
Please check the HOA
Website for meeting dates,
time, and room.**

Committees continued:

Play Lot

Tim Nelson, Chair
Emory Gearhart

NNO

Kelly Loney, Chair
Kevin Loney
Renee Harvey
Mark Noll

Website, Email, Facebook and
Email Distribution List

Mark Noll

Crystal Ridge Drive Entrance Monument: In connection with the Shaw Road widening project scheduled for the summer of 2018 the City of Puyallup and the Board entered negotiations to compensate the HOA for demolition and replacement of the monument. The negotiations spanned almost 2 years and we came to agreement with the City. Ultimately, we agreed to a work-around with the City and saved the monument. If we had not done so the replacement monument would have been only about 40% the size of the existing structure and only faced north along Crystal Ridge Drive.

Tree Replacement: We continue to replace trees in the landscape median every year. To date about 325 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 many volunteers and leadership from one of your Board members we have nearly completed the play lot. The result will be a much improved and safer place for your kids to play.

Vista Property Management: The Board hired Vista about 30 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.

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

NO DUES INCREASE FOR 2019

**Annual Homeowners' assessments are due
January 1, 2019. Late payments will begin accruing
interest on February 1, 2019.**

CR HOA does not accept a monthly payment plan.

AGENDA ITEMS	R&R Compliance Changes
<p>In order to assure that any concern or issue you may have is addressed by the Board during a regular Board meeting, please email your concern or issue (and offer a solution to resolve the issue or concern) not less than 7 days prior to the meeting.</p> <p>If you attend the meeting and have not sent a request to the Board 7 or more days prior the Board meeting, you may raise concerns or issues during the "New Business" portion of the meeting. However, please note there may be no or limited discussion and no decision will be made.</p>	<p>1. The original R&Rs became effective January 1, 2016. Initially, compliance drives were completed every two weeks. It was proposed at the November, 2018, Board Meeting that the frequency of compliance drives be changed from every 2 weeks to every 3 weeks due to frequent overlap of notices in the mail.</p> <p>The process will remain the same:</p> <ul style="list-style-type: none">• The compliance period for homeowners to correct infractions will remain at 2 weeks (14 days) from the date the violation notice is received with no fine.• The appeal period, for those who are not able to comply within 14 days, will remain at 10 days from the date the violation notice is received.• Violation appeals must reach the Board within 10 days. <p>2. Holiday decorations must be removed no later than the second Sunday of January.</p>

You may visit our website for schedules, news, information and to join our neighborhood email DL.

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.