



## Community News

### Board Update - New President:

On July 11, 2005, the Board of Directors appointed James Cochran, 19808 SE 10<sup>th</sup> St, as the President of the Board at the request of Rick Bowler. Mr. Cochran will serve a term as President as provided under the HOA Bylaws.

**Officers and Directors:** The following folks are contributing their time and energy to serve as officers and directors of the HOA Board of Directors:

President	James Cochran 19808 SE 10 <sup>th</sup> St
Vice President	Miron Washington 19906 SE 5 <sup>th</sup> St
Sec/Treasurer	Catherine Reneau 19507 SE 10 <sup>th</sup> St
Anita Anjoubault	19815 SE 6 <sup>th</sup> Wy
James Bangert	1000 SE 201 <sup>st</sup> Ct
Rick Bowler	- 313 SE 199 <sup>th</sup> St
Lance Boyce	- 19905 SE 5 <sup>th</sup> St.

## Announcements

Effective July 1, 2005, our new property manager is NW Management Exclusive. They are located in a small building behind Carl's Jr. at 1401 SE 163<sup>rd</sup> - just off of SE 15<sup>th</sup>. Marian Hughes is our contact and she can be reached at (360) 892-8798.

Marian will be in our community at least once a month. Please welcome NW Management Exclusive to the Westridge Place family.

## Message from the President of the Board of Directors

As the new President of the Board of Directors, I wanted to introduce myself to the community and give you a glimpse of what you as a homeowner can look for in the future.

My wife Judy, and kids, Amy, Jeremy and Katherine have lived in Westridge since September of 2000. We have witnessed many changes to the HOA, changes that are still in progress today.

This continual growth and change has resulted in growing pains of course, however as a strong community filled with volunteers such as your Board of Directors and the ACC members, we can be assured our community will continue to grow and prosper.

With Rick stepping aside and the Board appointing a new President, the HOA is now transitioning to a self-governed community that faces several challenges in the coming year.

In the next several months, the Board will be developing a strategic business plan to deal with transition issues, strengthening our governance model, setting a long-term vision, mission and strategy, set-up a sound budgeting, accounting and communications process.

At each step in the process, we will need Homeowner participation. Your feedback is always important and I hope to keep you informed as to our progress as well as get your input at each critical step along the way. - **Jim**

## Architectural Control Committee (ACC) Update

During the past two months, the ACC has transitioned into two operating groups. Rick Bowler of One Pacific Corp. who will review and approve new home and major construction manages the first group.

The second group is managed by several homeowners who have graciously volunteered to serve in reviewing ACC requests such as landscape, painting and other homeowner improvements for existing homes and managing compliance with the CC&Rs. These great folks who are volunteering their time are:

Jim Cochran - 19808 SE 10<sup>th</sup> St  
Ruth Clowes  
Fred Larson  
Martha Atkinson  
Karen York

Please send all ACC requests to NW Management Exclusive. They will route them to the ACC for review and approval.

***Be sure to allow a minimum of 30 days to receive approval of your plans.***

## Board Meetings and Minutes:

The Board of Directors has met ten times since last July. We have worked on some pretty thorny problems including dealing with a deficit for 2004, selecting a new property

manager, managing our funds and reducing our insurance costs.

Minutes of meetings are available from the property manager or the Board secretary.

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## Why your involvement is important

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The HOA scheduled two meetings of the entire community last year. A quorum was not achieved at either meeting and no business could be conducted at a cost to the HOA of \$520.00.

The Board of Directors is working on selecting a date for our next homeowners meeting.

Please make it a priority to attend the meeting or return your proxy vote on any matters presented to you for voting.

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### Your involvement is vital!

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## Did you know?

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The fiscal health of your Association depends on homeowners timely paying their dues. Your annual Homeowners Association (HOA) dues are to be paid no later than January 31<sup>st</sup> of each year.

As of the July 11, 2005 meeting of the Board of Directors, we found the following homeowners owe three years of dues:

**Jennifer Ellsworth -2003, 2004 ,2005**

**James Morkert - 2003, 2004, 2005**

This year the Association has collected late fees and interest from 24 homeowners who did not pay their dues on time. Currently, the Association is owed over \$3,850 in unpaid dues, late fees and interest for 2005 and prior years from six homeowners.

On July 29<sup>th</sup>, 2004, the Board of Directors adopted a policy to charge a

\$50 per month late fee and interest at 12% per year on all unpaid annual Association fees.

This was published in last year's newsletter and was part of your dues statement this year.

We also understand there may be questions. If you have any questions regarding these policies, please contact Jim Cochran, Cathy Reneau or any Board member.

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## Understanding your CC&R's

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### Landscape Maintenance Requirements

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As many of you know, the CC&Rs for Westridge Place contain many restrictions on the use of property within Westridge Place. Among these restrictions are landscape maintenance requirements. Article 7 Landscaping & Maintenance states "...All yards and growth thereof shall be maintained, cultivated, and kept free from insects and diseases." This requires that homeowners keep their landscapes well maintained. What does that mean? Well, it means that at, as a guideline, homeowners will regularly:

- Water their lawns
- Mow their lawns
- Keep their landscape free of weeds
- Edge their lawns
- Keep shrubs and trees pruned
- Keep their yards free of garbage and debris.

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### Architectural Control

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Section 5 Approval of Plans by Architectural Control Committees: grant the Architectural Control Committee (ACC) the right to approve or disapprove of new construction, fencing and masonry, landscaping, swimming pools, signage, structures and alterations to existing structures. All lot owners must submit plans and specifications to the ACC at least thirty (30) days prior to the proposed

construction or installation starting date. Submit plans and specifications in detail to Invest West Management.

Be sure to allow a minimum of 30 days to receive approval of your plans. **Please do not begin your project without ACC approval.** Your cooperation in this matter will ensure a pleasant experience for all involved.

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## Entry Way Landscaping & Lighting

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The Board of Directors has allocated \$500 for additional landscaping of the front entrance way. The lights were replaced several months ago. Watch for new plantings of shrubs, perennials and annuals.

We hope to reduce our costs for planting annuals by installing more evergreens and perennials. We hope you will approve.

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## A Message From The Board of Directors

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We want you to know that we are working hard to establish a well run HOA for the benefit of all members. We are working with our property manager and landscaper to improve the appearance of the entryway and the boulevard

Participation by each of you is vitally important to the welfare of our community. Get involved!

To that end, please feel free to contact any Director to discuss your concerns or ideas. We want to hear from you.