



Message from the President of the Board of Directors

The last three months have been quite productive for the Association. We have completed the transition to the new management company, the Architectural Control Committee has been meeting regularly and working closely with the new management company, we have a new HOA website completed, reviewed a traffic calming study for Westridge Blvd., modified the landscaping of the front entrance, and published a newsletter. All thanks to the many people that volunteer their time to the community.

This next quarter will be no less active, culminating with the **Annual Homeowner's Meeting on December 12th at Skyridge Middle School, 5220 NW Parker St. at 7 pm.** This will be an important meeting for us. We need to have a quorum (34%) or 109 of voting homeowners to be there, in person or by proxy, to approve next years budget and to elect a new two-year term Board Member.

I invite all Association Members to be present at the meeting and to do their part in managing the Association. By participating in these activities, we ensure that the HOA is moving in the right direction. Only your participation can make this possible. – Jim Cochran

Community News

Board Nomination and Election

Nominations are being solicited for a two-year position on the Board of Directors to be elected at our next homeowners meeting. If you would

like to nominate yourself or someone else, submit a brief resume of interests and qualifications to the Property Manager no later than December 2, 2005.

Announcements

We are pleased to announce the completion of the Association's official website, www.westridgeplacehoa.com.

Please bookmark this site for announcements, copies of our governing documents (CC&R's and Bylaws), community links, contact info and to subscribe to the **enewsletter**.

We hope you will subscribe to receive this newsletter in the future by email.

This will provide significant savings to the Association. Newsletters will continue to be mailed to those who don't subscribe.

We want to thank homeowner and Webmaster, Jacki Wilde, for her wonderful work developing this site.

Architectural Control Committee (ACC) Update

The ACC Committee and our Property Manager conduct monthly inspections of our neighborhood. Recently, many letters were sent about poor watering and weed conditions in lawns.

The ACC Committee reminds all Association Members that ACC approval is required for any exterior modification to your home or landscape. This includes, but is not limited to, exterior paint, lights, sheds,

patio covers, play structures and more.

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

You can obtain instructions and the Landscape & Architectural Request Form from the Property Manager or www.westridgeplacehoa.com.

Board Meetings and Minutes:

Minutes of meetings are available from the Property Manager or the Board Secretary or downloaded from www.westridgeplacehoa.com.

Why your involvement is important

You can participate in the upcoming Annual Homeowners Meeting on December 12, 2005 in two ways:

- You can attend the meeting
- You can return your completed proxy

If you cannot attend the meeting, please return your proxy allowing you to be counted for a quorum to ensure important Association business can take place.

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

Your involvement is vital!

Did you know?

The fiscal health of your Association depends on homeowners timely paying their dues. Your annual Homeowners Association (HOA) dues will be billed this December and are to be paid no later than the following January 31, 2006.

The Board is pleased to announce that Jennifer Ellsworth is current on Association Dues and payment has either been received or payment arrangements have been made with all other homeowners who were delinquent.

Understanding your CC&R's

Are you leaving your Garbage and Refuse cans out too long?

Article V, Section 14 Garbage Cans & Refuse Bins requires everyone in the neighborhood to screen garbage or refuse cans when not at the curb for pickup.

Our Property Manager has reported an increase in the number of cans that are left at the curb for several days after pickup and that a number of homes are not putting their cans behind a fence, shrubbery or the house.

The ACC Committee reminds us that keeping our neighborhood neat and clean benefits us all. Please put your garbage and refuse cans away at the end of the pickup day. Be sure to put them where they cannot be observed from the street.

Entry Way Landscaping & Lighting

The entryway landscaping is nearly complete. The new shrubs are small but will grow over the winter. Many were moved to new locations to provide better fill and exposure.

Many of the new shrubs bloom or otherwise provide color throughout the year. This will reduce the cost of planting color spots and provides better value to the community.

Many neighbors volunteered their time and worked very hard on this project and their efforts are appreciated.

Year to Date Financial Information September 30, 2005

Revenue:	
Dues	\$ 49,462
Fines	450
Late fees and interest	523
Interest income	49
Total Revenue	50,384
Operating expenses:	
Property management	\$10,622
Landscape maint.	8,670
Insurance	8,132
Utilities (water, electric)	4,745
Administrative expense	1,278
Total Operating Expense	33,447
Net Revenue	\$ 16,937
Cash on hand	\$ 11,882
Dues receivable	1,445

Are you Speeding?

Traffic is increasing in our neighborhood and there have been many comments about excessive speed and failing to comply with stop signs.

The Board of Directors reminds everyone the speed limit on our streets and Westridge Boulevard is 25 mph. For all of our safety and the safety of our children, please respect all traffic rules while driving in our community and in adjoining neighborhoods.

Message from the

The Vice President

As we endeavor to make Westridge Place a community that we can be proud of, it's important that each Association member understands and embraces what this means in terms of CC&R and ACC approval and compliance, community involvement and participation. According to Webster, a definition of community is

1.a unified body of individuals: as **a**: the people with common interests living in a particular area **b**: an interacting population of various kinds of individuals in a common location **c**: a group of people with a common characteristic or interest living together within a larger society <a *community* of retired persons> **d**: a group linked by a common policy

Whichever definition resonates with you most, a central theme emerges around **you and I**. That is, it takes all of us to recognize our role in ensuring a strong and vibrant community. Hence, if you have not done so, please read and understand the Association governing documents, and the desired role that each homeowner is expected to play. In doing this, Westridge Place will continue to be one of the premier communities in SW Washington--Miron Washington.

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

Association Newsletter

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Association Mgr:
NW Management Exclusive
1401 SE 163rd Ave
Vancouver, WA 98683
(360) 892-8798

Homeowners Association Board of Directors

Elected: Miron Washington, Vice President (360) 833-1274, Catherine Reneau, Secretary/Treasurer (360) 954-5030, Jim Cochran, President (360) 834-4515
Appointed: Anita Anjoubault (360) 833-1994, Jim Bangert (360) 608-3321, Lance Boyce (360) 834-1774, Rick Bowler (360) 254-0779

Declarant: One Pacific Corporation (360) 254-8420

