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## Message from the President of the Board of Directors

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Dear Westridge Residents,

I have been asked as the current President of the HOA to briefly bring everyone up to speed on current HOA Board activities.

As you can see by an earlier notice announcing next Tuesday's Board meeting, the Declarant would like to remove the current association officers and replace us with his appointed Board members. Two of these appointed Directors are not residents of Westridge Place.

For several years we have been trying to facilitate the transition from a Declarant run HOA, to full homeowner control.

I think the record of achievement of your current Board officers speaks for itself, along with Lance Boyce, Jim Bangert and Anita Anjoubault. (Jim resigned earlier in the year, and Anita and Lance were removed by the Declarant in June and replaced.) We have been deeply involved in setting up a good governance model, an informative website, posting Board Meeting Minutes, newsletter, balanced budget, financial reporting, required financial reserves, selecting a good property manager, implementing sound ACC guidelines, streamlining and documenting ACC guidelines and approvals, a fine and appeals policy, tree removal procedures and guidance, and many more. Major

accomplishments that resolved or improved upon the difficulties of the past.

There are many more issues facing the association to which you need to ensure that your interests as residents are protected. This includes monitoring a \$100 million lawsuit filed by a gated community homeowner against the Declarant. While this lawsuit does not involve the HOA, there are many issues raised in the lawsuit that we should monitor.

Unfortunately, due to short notice, Miron and I cannot be there next Tuesday, however I believe the meeting will still occur. In that regard, I strongly encourage all residents of Westridge to attend the meeting and voice your concerns directly to the Board members that do attend.

This action will clearly not be in the best interest of the Association, and you have a right to be represented at a meeting of this nature by your elected representatives.

Best regards,

Jim Cochran  
President, Westridge Place HOA

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## Board Meetings and Minutes:

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Minutes of meetings are available from the Property Manager or the Board Secretary or downloaded from [www.westridgeplacehoa.com](http://www.westridgeplacehoa.com).

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## Notice of Special Meeting Of Westridge Place Homeowners Association Board of Directors

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As required by our Bylaws, Mr. Mark Benson and Mr. Greg Sellers, Declarant- appointed Directors and non-homeowners, by signature, have called a special meeting of the Board of Directors of Westridge Place Homeowners Association.

**Meeting Purpose:** Removal and election of officers of the Association

**Meeting Date:** October 17, 2006, Tuesday

**Meeting Time: 6:00 pm**

**Meeting Location:** Offices of One Pacific Corporation, 315 SE Westridge Blvd., Camas, WA 98607

This notice was mailed Thursday, October 12, 2006 by regular US Postal Mail to the last known address of each Director of Westridge Place Homeowners Association.

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## Announcements

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### *Christmas Contest*

The Annual Christmas Contest for the top three best-decorated homes will once again be held from December 10<sup>th</sup> to December 20<sup>th</sup> with judging by the Board of Directors on December 20<sup>th</sup>.

First Prize -\$75  
Second prize -\$50  
Third prize -\$25

### **Tree Replacement Requirements**

You are required to replace any tall Douglas Fir trees that have been removed. Please refer to guidelines posted on the website for replacement criteria.

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## **Enewsletter**

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[www.westridgeplacehoa.com](http://www.westridgeplacehoa.com) is the place for announcements, minutes, CC&R's and Bylaws, ACC Guidelines, community links, contact info and to subscribe to the **enewsletter**.

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

Follow the links on the website to subscribe. 75 of our 285 homes are subscribers. Our goal is to have everyone subscribe to the enewsletter. We could save the Association up to \$300 a year in mailing costs.

This will provide significant savings to the Association. Newsletters will continue to be mailed to non-subscribers.

## **Architectural Control Committee (ACC) Update**

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Part of the attraction of Westridge is that we maintain our homes in very good condition. Poorly maintained yards reduce all of our property values.

The ACC Committee and our Property Manager conduct monthly inspections of our neighborhood. This summer, many letters were mailed about poor watering and weed conditions in lawns. Mowing, edging, watering, weeding, and trimming our grass and shrubbery is not optional.

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## **ACC Approvals**

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Architectural Control Committee (ACC) approval is required for any exterior modification to homes or landscapes. This includes, but is not limited to, exterior paint, lights, sheds, patio covers, play structures, landscaping and more.

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

The ACC Committee is comprised of homeowner volunteers who give substantial time and effort to your requests. Many of you are asking for approvals to be returned very quickly – many within 3 days of submission.

As a matter of practice, requests with time frames of less than 30 days will automatically be denied.

You can obtain instructions and the Landscape & Architectural Request Form from the Property Manager or download from our website.

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## **Fine Policy**

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Regrettably, Westridge Place found it necessary to adopt a fine policy in 2004. You may obtain a copy of this policy from our website or from the Board Secretary.

In addition to a table of fines for various violations of our governing documents, the policy contains a provision for appeal of any ACC committee decision directly to the Board of Directors.

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## **2007 Dues Are Coming**

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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 January 31, 2007.

Unpaid dues will be assessed late fees of \$50 per month plus 12%

interest. Dues unpaid more than 180 days will be subject to lien.

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## **Understanding your CC&R's**

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**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.

Please put your garbage and refuse cans away at the end of the pickup day where they cannot be seen from the street.

### **Overnight Parking Regulations**

**Article V, Section 10 D prohibits** overnight parking of any vehicle on the streets within Westridge Place. The Fire Marshall generally defines this to prohibition between the hours of 12 am to 6 am daily.

### **ACC Guidelines**

The Board of Directors adopted ACC Guidelines on October 3, 2005. The Guidelines are posted on the Association website and may be downloaded. These guidelines are intended to provide guidance to all Association members on the implementation of the CC&Rs for Westridge Place. Please be sure your ACC requests comply with these guidelines as well as those contained within our CC&Rs before submitting a Landscape and Architectural Review Request to the ACC Committee.

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## **Entry Way Lighting, Shrubs, Trees & Sprinklers**

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The entryway landscaping is nearly complete. Plans are to install more evergreen shrubbery, replace the lights at the entrance and plant pansies for fall color in October.



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

We have had a number of issues with our sprinkler system this summer and a number of sprinklers have been repaired or moved to improve water coverage, particularly in the swales.

Bids have been solicited for interior pruning and shaping this winter of the pear, ash, plum and honey locus trees along the Boulevard. This will be a substantial expense and was included in the 2007 budget approved by homeowners.

Bids have also been solicited for barking the medians and landscape beds along Westridge Boulevard. As this is expected to be extremely expensive, this work may be performed in stages.

## Speed Limit is 25 mph

**The speed limit on our streets and Westridge Boulevard is 25 mph and slower if conditions warrant.**

Many folks are failing to come to a complete stop at the 4-way stop on Westridge Boulevard. This area is near two schools and is a blind corner. A pear tree was destroyed along the Boulevard when someone failed to stop and blew through the stop sign into the swale this summer.

There have been many complaints about excessive speed and failing to comply with stop signs, particularly on Westridge Boulevard, SE 9<sup>th</sup> St. and SE 10<sup>th</sup> Streets.

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.

## Year to Date Financial Information September 30, 2006

Revenue:	
Dues	\$ 61,615
Fines	0
Late fees and interest	2,361
Interest income	<u>408</u>
Total Revenue	<u>64,384</u>
Operating expenses:	
Property management	\$ 11,486
Landscape maintenance	10,746
Insurance	7,659
Utilities (water, electric)	2,579
Administrative(postage, etc)	2,037
Legal expense	<u>2,463</u>
Total Operating Expense	<u>36,970</u>
Net Revenue	\$ <u>27,414</u>
Cash on hand	\$ 30,547
Dues receivable	2,131

**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
Appointed Directors:	Ray Tatum 19515 SE 9 <sup>th</sup> Circle
	Mark Benson Non-homeowner
	Greg Sellers Non-homeowner