



Homeowners Association

Bylaw Change

The Board of Directors may amend our Bylaws by a 2/3 vote of the Board. The Board has amended Section 4.1 and added Section 4.1.1 to the Bylaws to allow for better timing of nominations for Directors.

Amendment

Section 4. Directors

4.1 Number, Election and Tenure. The property and affairs of the corporation shall be managed and controlled by a Board of Directors, the membership of which shall consist of three (3) persons who shall have been duly elected from among the members of the Association, and four (4) persons who shall be designated by the Declarant to serve as Directors of the Association; provided, that at such time as Declarant, and its successors in interest as developers, shall own no real property in Westridge Place, the authority of Declarant to designate members of the Board shall terminate. Directors to be elected by the membership shall be an Owner. Directors to be appointed by the Declarant need not be an Owner. The members of the Board to be elected by the membership shall be elected at the annual meeting of the members. At the annual meeting to be held on the second Tuesday in April, 1997, three (3) Directors shall be elected, two (2) for a two-year (2-year) term and one (1) for a one-year (1-year) term. At each subsequent annual meeting, Directors shall be elected for a two-year (2-year) term to fill expiring terms. Directors shall serve during their respective terms and until their successors have been elected and qualified. Any vacancy in the Board of Directors as a result of a vacancy among the members elected by the membership shall be filled by appointment of the remaining Directors. Any vacancy in the directorship held by a person designated by the Declarant shall be filled by the Declarant, and such person shall be a member of the Board. During the existence of any vacancy, the remaining Directors shall possess and exercise all powers vested in the Board.

4.1.1 Nomination. Nomination for election to the Board shall be made by a nominating committee. The committee shall consist of a chairman, who shall be a Director, and two or more members of the association. The committee shall be appointed by the Board and shall be announced at each annual meeting. Members of the nominating committee shall serve from the close of the meeting, at which their appointments are announced, until the close of the next annual

meeting. The nominating committee shall obtain as many nominations for election to the Board of Directors as it determines appropriate but not less than the number vacancies that are to be filled. All persons nominated and who consent to such nomination shall have their names placed on the ballot. The period to accept nominations will end twenty (20) days prior to the annual meeting to allow sufficient time to mail and tabulate ballot results.

2006 Annual Meeting

The 2006 Annual Meeting held on April 12, 2006 at Shahala Middle School was a success.

The members elected James Cochran and Miron Washington to a two-year term as Director. The request to waive the 2005 Audit passed by a vote of 67% of those present or by proxy and the 2007 budget was adopted.

Karen York was praised for her participation on the ACC Committee and welcomed to the Landscape Committee. The Board has appointed Bill Shelton to the ACC Committee.

The general discussion period entertained many questions from homeowners.

New Officers Elected

At the April 25, 2006 Board Meeting, James Cochran was elected to a one-year term as President and Miron Washington was elected to a one-year term as Vice-President. Catherine Reneau was elected to a one-year term as Secretary and Treasurer in January.

ACC Guidelines

ACC Guidelines are available by clicking www.westridgeplacehoa.com or by contacting the Board Secretary for a paper copy.

Unpaid Dues

All Association members have now paid their 2006 dues with the exception of one homeowner. This homeowner owes dues for more than four years. All attempts to work out a payment plan have failed and the Board filed a lien in March against this homeowner to ensure the ultimate collection of dues including legal fees.

Spring Cleanup

Now is the time to clean up our yards, homes and streets. To avoid letters from the ACC Committee, please be sure to keep weeds under control, regularly mow, water, and edge your lawns and keep your roofs and gutters free of debris.

Feeding the Squirrels?

We are requesting that you do not feed any wildlife such as squirrels or rabbits. Feeding wildlife just encourages breeding and attracts predators. Squirrels can nest in homes and cause a great deal of damage. We are seeing significant rabbit and squirrel damage to our drip system in our landscaping along the Boulevard.

Upcoming Events Calendar

Board Meeting June 6, 2006
19808 SE 10th St 7:00 pm

Garage Sale June 2-4, 2006

Friday, June 2: 9am-4pm

Saturday, June 3: 9am-4pm

Sunday, June 4: 9am-Noon



Homeowners Association

Architectural Control Committee (ACC) Update

The ACC Committee and our Property Manager conduct monthly inspections of our neighborhood.

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 from our website.

Please be considerate of our ACC committee volunteers. They are all homeowners like you doing their best.

Many homeowners are not allowing the committee sufficient time before scheduling work. *****Requests that do not allow the ACC Committee the full 30 days may be denied.*****

Understanding your CC&R's

Do you plan to put in a shed?

The ACC Committee would like you to know the rules. There have been many past violations of the shed requirements and this is causing many problems for the Committee.

All future shed requests will be required to conform to the ACC guidelines.

Section 4.9 of the ACC Guidelines requires sheds to be:

- no taller than 8' from the ground to the highest point
- shall not be forward of the rear building line of the residence
- must be set back from all property lines by at least 3'

- colors and materials must match the predominant styling of the residence
- may not be used as a residence or for a purpose inconsistent with the use of a shed
- may not be attached to the main residence
- portable lawn storage sheds are limited to 6' in height and no more than 150 sq. ft.
- The committee may require obscuring plants.

ENewsletter

Please subscribe to receive this newsletter in the future by email.

Go to www.westridgeplacehoa.com and bookmark the link for announcements, copies of our governing documents (CC&R's and Bylaws), and community links to subscribe to the **enewsletter**.

Board Minutes

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

Garage Sale

Start cleaning out those garages everyone! The Westridge Place Neighborhood Garage Sale will be the weekend of June 2-4. You and your family can benefit from participating in this neighborhood -wide garage sale. The advertising is free, you can make a little extra cash, and get rid of items you no longer need. Advertisements will be placed in The Columbian and on Craig's List. We will also place a banner at the entrance on SE 192nd.

Financial Information

Income Statement for the Three Months Ending March 31, 2006

Revenue:	
Dues, non-gated	\$45,914
Dues, gated	6,497
Dues, gated surcharge	6,475
Late fees & interest	1,866
Interest income	<u>142</u>
Total Revenue	<u>\$60,894</u>

Expenses:	
Property Management	\$ 3,587
Landscape maintenance	2,661
Tree Removal-Swale	404
Insurance expense	0
Water	119
Electrical, non-gated	23
Electrical, gated	0
Website development	280
Mailings, postage, copies	317
Meeting costs	40
Annual State Registration	10
Bank charges	<u>(6)</u>
Total Expenses	<u>\$ 7,435</u>

Net Revenue \$53,459

Balance Sheet, March 31, 2006

Assets	
Cash on Hand:	
Operating fund	\$26,366
Money Market	19,804
Reserve-HOA	1,001
Reserve-gated	<u>6,704</u>
Total Cash on Hand	<u>\$53,875</u>

Dues Receivable \$ 5,550

Total Assets \$59,425

Liabilities and Retained Earnings

2006 Dues Prepaid \$ 702

Retained Earnings \$58,723

Total liabilities & Retained Earnings \$59,425