



Homeowners Association

President's Message

Happy New Year to all Westridge Place Residents! 2005 was a very active year for our community. It is hard to believe that almost nine months have passed since I was elected President of the Board of Directors. A lot has happened during the past year, but rather than focus on those accomplishments, we need to continue to look to the future. During 2006 we will look to schedule the annual Homeowner's meeting and elections that are to be held during the second Tuesday of April (the 11th), continue the transition from the developer to full homeowner control, landscape improvements, annual garage sale, and last but not least, focusing on the health of the tall Douglas Fir trees in our community. In closing, I would like to say that we will continue to be very active during upcoming year, and continuing the HOA Management improvement process. We hope that you will help us by participating in the upcoming Homeowner's Meeting or volunteering for one of our committees. Your participation makes this a great HOA.

Jim Cochran

Last Annual Meeting

The Annual Meeting held on December 10, 2005 at Sky Ridge Middle School was a success

The homeowners re-elected Catherine Reneau to a two-year term on the Board of Directors and approved the 2006 Budget. However, the request to waive the audit requirement failed to pass by five votes.

Since this is a request to save the HOA \$3,000 and enjoyed significant support, it will be re-voted on at the April homeowners meeting.

Forget to pay your Dues?

Homeowners Association (HOA) dues were billed this past December and were to be paid no later than the January 31, 2006. Some of you have not paid your dues yet and we want to remind you that the HOA charges \$50 *per month* late fees plus 12% per annum interest on unpaid dues. The 21 homeowners who have not paid their dues have automatically seen their balance due grow by at least \$50 plus interest.

ENewsletter

We hope you will 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), community links, and contact info and 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.

Check out the website for our meeting calendar.

ACC Guidelines

The Board of Directors and the ACC Committee approved written ACC Guidelines intended to assist all members with guidelines for compliance with our CC&Rs. You can obtain a copy of the ACC Guidelines at www.westridgeplacehoa.com or by contacting the Board Secretary for a paper copy.

Architectural Control Committee (ACC) Update

The ACC Committee and our Property Manager conduct monthly inspections of our neighborhood. Recently, many violation letters were mailed for leaving garbage and refuse cans out.

Failure to comply may lead to a \$100 fine.

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. **Do not leave cans pulled up against your house or fence exposed to view.**

The ACC Committee reminds all Association Members that ACC approval is required for any exterior

Upcoming Events Calendar

Board Meeting 19808 SE 10 th St 7:00 pm	Feb. 21, 2006
Board Meeting TBD	March 14, 2006
Annual Meeting Shahala M.S. 7:00 pm	April 11, 2006
Garage Sale	June TBD



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modifications to your landscape or home. 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 from our website.

Understanding your CC&R's

Tree Compliance Issues

As many of you know, we have recently experienced several days of very high winds since December. Two trees have broken off and fallen on homes. The Board of Directors posted guidelines on the website for tree removal. The tall fir trees in our neighborhood require maintenance and homeowners with trees on their lots must maintain the tall firs as they would any other part of their property.

However, from time to time a tree weakens and cannot be saved. In that event, our CC&Rs are very specific on the requirements for tree removal. Please visit our website for tree removal guidelines.

Requirement to replace Trees

You are required to remove the stumps and replace the trees within a reasonable time. Please contact the property manager for suggested replacement trees and sizes. **You must submit a Landscape & Architectural Request Form and receive approval from the ACC committee before planting any new trees.**

Garage Sale

We are in the planning stages for the Annual Westridge Garage Sale. Watch the website for future announcements for the date and time. We hope to coordinate the date with other garage sales in our area such as Lacamas.

Unsightly Sidewalks

Many neighbors have complained about the amount of dog waste left along the boulevard. This is unsanitary and inconsiderate as well as unpleasant for our neighborhood walkers.

Please remember to pick up your animal waste. Also, report neighbors to our property manager who do not pick up their animal's waste.

Fine Policy

The Board of Directors adopted a Fine Policy in 2004. You may download a copy from our website or contact the property manager for a printed copy.

We are extremely reluctant to issue fines to our neighbors for CC&R violations. That is why we give three notices over a 90-day period and provide for an appeal procedure.

However, sometimes a homeowner does not respond or refuses to comply with ACC requirements even when offered help and expedited handling of their requests.

This leaves the Association no choice but to issue a fine and pursue collection.

Financial Information

Income Statement for the Year Ending December 31, 2005

Revenue:	
Dues, non-gated	\$45,259
Dues, gated	2,305
Dues, gated surcharge	2,500
Fines	450
Late fees & interest	65
Interest income	65
Total Revenue	<u>\$50,644</u>
Expenses:	
Property Management	\$14,119
Landscape maintenance	11,542
Insurance expense	8,132
Water	4,013
Electrical, non-gated	110
Electrical, gated	1,792
Website development	276
Mailings, postage, copies	1,618
Christmas contest	150
Bank charges	20
Total Expenses	<u>\$41,772</u>
Net Revenue	<u>\$ 8,872</u>

Balance Sheet, December 31, 2005

	Assets
Cash on Hand:	
Operating fund	\$15,934
Money Market	3,747
Reserve-HOA	1,000
Reserve-gated	2,500
Total Cash on Hand	<u>\$23,181</u>
Dues Receivable	<u>\$ 1,110</u>
Total Assets	<u>\$24,291</u>
	Liabilities and Retained Earnings
2006 Dues Prepaid	\$19,027
Retained Earnings	<u>\$ 5,264</u>
Total liabilities & Retained Earnings	<u>\$24,291</u>