

WESTRIDGE place



Homeowners Association

October 2007

Note from the President

Dear Homeowners,

It has been a very stressful summer for Miron, Catherine and I to say the least.

After many months of negotiation, we have finally achieved complete homeowner control of the HOA. This was solidified with the ratification of a mediated settlement agreement with the Developer at the recent homeowners' meeting on October 9, 2007.

Although this is a great achievement for our HOA, the work is hardly finished. We need to still work on many projects including:

1. Reorganize the Architectural Control Committee (ACC). New Board member, Sam Fenstermacher, has volunteered to coordinate this effort along with Chris Clay. Please let Sam know if you are interested in joining the ACC.
2. Begin working on long-term capital and budget plans and review contracts. New board member, Ron Lewallen is taking over the landscape contract management.
3. Engage the community at large in creating a gated community that meets the needs of the homeowners. New Board member, Randy Johnson, has already stepped up to begin this process.
4. Complete activation of the gates themselves and all of the work that entails.

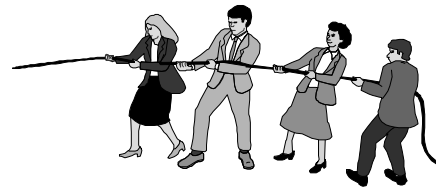
There are many more issues, but you have elected some very committed and dedicated directors that will work very hard address these issues and to make Westridge a great community.

As part of the settlement agreement, Catherine and I will be stepping down next April at the Annual Homeowners meeting. We are committed to a smooth transition to the new board and greatly appreciate the help and support we have received from this community during the past 4 years. It is this support that makes Westridge truly unique.

Sincerely,

Jim Cochran
President

COMMITTEE INVOLVEMENT



Committees provide their communities with a cross section of experience & knowledge. They serve as an excellent training ground for future board members and contribute continuity to the Board of Directors decision-making process.

At their best, committees enhance their members' sense of belonging. Committee member's dedication is invaluable to your Board of Directors. They take the time

necessary to research, shop, discuss and educate themselves so that they can make well thought out recommendations to the Board of Directors.

Show your support for your Board of Directors and your community by volunteering to serve on a committee. The Board of Directors will be seeking volunteers to serve on various committees for your community. You are encouraged to support your community by volunteering to serve on these very necessary committees.

**Board Meeting* Information*

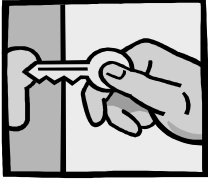
Board Meetings are open to the membership.

In compliance with Washington state statutes, all regularly scheduled Board Meetings are open to all the membership. You will be provided dates and times once they are set. The Board of Directors welcome and encourage owner attendance!



HALLOWEEN FESTIVITIES

Halloween will be here before you know it. Kids and parents will be out Trick-or-Treating, and will be running around your neighborhood. Please keep a close eye out for them and try to keep everyone safe.



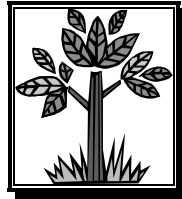
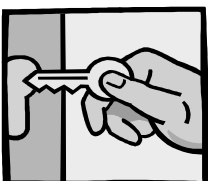
The key to a successful Association is the support and enthusiasm of its members. Again and again, Association leaders say that member apathy is the biggest problem they face. Without the involvement of its members, the Association cannot operate successfully. Without effective board members, everything falls apart. Operation of facilities may stop or be limited, and eventually property values fall. This doesn't have to happen if your Association has your support and commitment.

How can you become involved? Serve on the board, head up a committee, lend your talent in whatever way is most beneficial to your community. Volunteer work can be richly rewarding and can be an enjoyable form of socializing. Even if you can't get involved, or if you prefer not to, there are still ways that you can help your community by:

- Paying your dues on time.
- Cooperating with the governing documents of your community.
- Reviewing the candidates for office and voting in the Annual Election.

The value of your investment and the quality of life of your community depend on your community Association.

Our future success depends on you!



Landscaping

Leaves are falling and winter is coming. Now is the time to rack the leaves, plant bulbs, put down winterize fertilizer on your grass, and get ready for the frost.

ARCHITECTURAL REQUESTS

If you are going to make any modifications to your home, such as a fence, patio, landscaping or painting, etc. you need to submit an Architectural request form. For any major improvements to your landscaping, you will also need to submit a request to Marian at Northwest Management. Then it is forwarded to the ACC Committee for approval. **Please allow 30 days time for the process before you schedule any major improvements.**

The forms are available at Northwest Management or on the Westridge Place HOA website. The Architectural Control Committee Guidelines can be downloaded from the Westridge Place HOA website: www.westridgeplacehoa.com

Please include plans with the form, and paint samples if you are painting. Please make sure that the paint samples have the paint number and/or name of the color and company. This ensures that your request is taken care of without delay. Your CC&R's provide guidelines regarding fence height, material, colors, etc., please refer to them before submitting your form.



Westridge Place HOA Board of Directors

James Cochran
President

Bill Dalton
Vice-President

Catherine Reneau
Treasurer/Secretary

Ron Lewallen
Sam Fenstermacher
Chris Clay
Randy Johnson
Directors at Large

Northwest Management will be closed for the Thanksgiving Holiday starting at noon on 11/21/07 thru 11/23/07.



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