



Notes from the President

Dear Friends and Neighbors;
This is my first official communication as your newly elected President of Westridge Place Homeowners Association, Board of Directors.

On Thursday evening, April 17, 2008, the newly elected members of the Board held their meeting at the offices of NWME for the purpose of electing a new slate of officers to represent the homeowners, and to act on their behalf in maintaining the covenants, conditions, and restrictions of the association under its governing by-laws.

Bill Dalton (19709 SE 9th Street) was elected to serve as the President of the Board. I don't know how long I'll be available to serve, but as long as I am serving you can expect me to work as hard as I can to protect all of our investments while maintaining the natural beauty and amenities of our neighborhood.

Ron Lewallen (814 SE 197th Avenue) was elected Vice President, and accepted this position knowing he was but one "sold" sign away from becoming President. Ron will retain his position as Chair of the Landscape Committee responsible for the care and maintenance of all our common areas in Westridge.

Todd Crowson (19802 SE 9th St) was elected Treasurer, and assumes the role of overseer of all our budgeting and expense issues. Todd will also play a major role in helping us establish reserve funds for the association.

Stephen Liss (19815 SE 10th Street) was elected Secretary.

Chris Clay (521 SE 200th Place), Sam Fenstermacher (19710 SE 6th Way) and Dale Tubbs (609 SE 201st Ave) are members at large.

The outgoing directors and board officers, Jim Cochran and Catherine Reneau, are available to advise and assist as needed. We owe them much gratitude for their dedication and perseverance these past many years. I am sure to both of them it felt like one hundred.

Sam Fenstermacher is the Chair of our Architectural Control Committee. He and

committee members; Buck Milliken, Sue Molnar, and Jason Simpkins, will continue to facilitate your architectural concerns and requests as quickly as possible. They are spending countless hours discerning the definition of "earth tones" in their efforts to maintain visual harmony throughout Westridge.

Dale Tubbs, our newly elected member at large, has accepted the daunting challenge of overseeing a committee dedicated to resolving the issues specific to the gated area, yet critical to us all. He, along with Bill Rucinski and Bill Covington are tackling and resolving the issues of a working gate as originally planned, bringing the wetlands and fountains up to code, and restoring a working and enforceable set of legal covenants, conditions and restrictions for all property owners within the gated area.

Stephen Liss, our new board secretary, a former Philadelphia lawyer, and current Mr. Mom has volunteered to act on our behalf to enforce the terms of the mediated settlement that was ratified by majority vote of all homeowners on October 9, 2007. Stephen's task will be to light some fire under the parties and/or their attorneys to either move forward in complete compliance or to bring the issues back to the mediator for remedial resolution.

In the very near future, your Board of Directors will be commissioning a capital reserve study to determine what a prudent financial reserve should be for an association of our size. Those few of you that attend the annual meeting, or those of you that I hope at least reviewed the budget information you received in the mail, know that we have less than \$1,000.00 general association reserves in the budget for the current year. That won't go very far if we face some unknown expense. We really are living hand-to-mouth, unprepared for any emergency spending needs.

As you can see, we have our hands full, but we also have a group of very dedicated people that have volunteered to use their experience and strength for the good of Westridge Place. However, even with that having been said, we can't do it all ourselves. We need the support of every homeowner to stand with us physically and mentally in solving the problems we face and the ones we are yet aware of. We have a front entrance in

need of a face lift, common areas that need fresh, in some cases new, landscaping, and perimeter fencing that is showing unsightly age. There will be maintenance issues, parking issues, dumping dogs, leaking irrigation, decaying trees, vandalism, and things that go bump in the night, and who knows what else. The point is we can't do anything without your help.

As long as I am serving you as the President of the Board of Directors you can expect one hundred percent from me. I'll be as attentive and responsive to your concerns as you feel appropriate. I want to be sure that you and I enjoy the beauty and benefits of the neighborhood we found here before we made our financial investment in a new home.

In return, I ask for only a few simple things; your suggestions and solutions in resolving issues, your support when we ask for it, and your vote (either in person or by proxy) when we need it.

Thanks;
Bill Dalton
19709 SE 9th Street
(360) 817-9003

ACC Requests

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.

Spring



Cleanup

Now is the time to clean up our yards, homes and streets. To avoid letters from the ACC Committee, regularly mow, water, and edge your front and rear lawns, be sure to kill off all invasive weeds, and keep your roofs and gutters clean and free of debris.

→ **IT'S A SWALE THING!**

Dumping dogs, peeing people, dummies drinking, people waving. It seems as if the whole worlds gone mad.

Our hats are off to the recently retired board members, Jim Cochran and Catherine Reneau, for all their hard work these past four years. Without their commitment to the HOA we wouldn't be as far along as we are in solving the mess our developer dropped in our lap. It won't be long, thanks to all those that are now helping us resolve these issues and move them forward towards resolution.

That's why I can spend a little time dealing with the nit picking things that drive us all mad. There are two rather large landscaped swales along Westridge Boulevard, one at the intersection of 196th Avenue and another at the intersection of 7th Street. These swales are designed to filter run off water on its way to Fisher Creek and on into the Columbia River. They are a conservation project, ecologically necessary green spaces, landscaped for aesthetic appearances.

- They are not a playground for kids to destroy, nor are they a dumping ground for dogs or an outdoor toilet for wayward boys and long running men.
- Moms! please ask your children to play in the park, there is much more for them to do, and it's a lot safer.
- Dog owners please bring you pooper scooper along with you when you walk your dogs, nobody should have to dodge their droppings.

➤ Runners carry an empty bottle with you if you can't quite make it home; it's much more discreet than urinating in the bushes. Kids wear you big-boy pants when you go out to play, peeing in the swale isn't nice.

There is also a large open space with a gazebo down at the end of 10th Street that is a common area for all to enjoy. Like the swales, it is not a place for wanton landscape destruction, off-leash dog dumping, male urination, private gardening or any other non-community use. We don't know what its ultimate use will be, but be assured it is not likely any

of the above will prevail. If you have any thoughts of how this area can best be used by all the homeowners, please share them with us.

We also, as you know, have within our community a rather large protected federal wetlands area which must be returned to its natural state. We are about half way into a ten year mitigation project that is under federal, state, and local review. Recently it was brought to our attention that several protected trees were cut down. For the record, disrupting natural plants and vegetation in this area is a federal offense, as is building bridges, and dumping yard debris in the area. If you have an urge to do anything in that area, think twice before venturing onward. You just might get a uniformed federal marshal knocking on your door.

Teenagers, if you are going to take the beer out of the family refrigerator for your evenings on the boulevard, please take the empties with you when you go home. The cans might need to be recycled if the beer was bought on the other side of the river. Parents, are you missing any beer lately? Check out the boulevard after dark, you might find it!

And finally, if by any chance you drive down one of the streets in Westridge Place and a mamma bear signals you to slow down, don't get offended. They are only protecting their cubs. Even though you are traveling the speed limit, at 25mph vehicles appear to close rapidly, especially when the cubs are riding bikes, roller skating, or just crossing from one side to the other. Acknowledge the parents concern, and wave with all *four* fingers visible. That's what neighbors do.

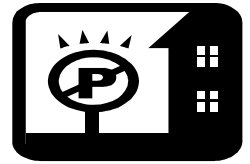
Hide Garbage and Yard Debris Cans!!!



Our CC&Rs require garbage, yard debris and recycle bins must be hidden from view. Many homeowners are leaving them along the side of the house, in front of the garage and otherwise in plain view. To avoid a letter of violation, please secure behind a fence, behind shielding plants, in your garage or back yard.

!!!Parking Restrictions!!!

We are receiving many complaints about overnight street parking. Westridge Place *does not* permit



on-street parking between midnight and 6:00 am. on all streets. In addition, many streets are posted on one side as a fire lane with *no parking permitted at any time*. Please be considerate of your neighbors and comply with our governing documents and make sure you are not parking on the streets overnight or in fire lanes. Repeated violation can bring a fine of \$50 per day. Municipal fines are more.

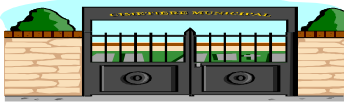
****Board Meetings are open to the membership****

In compliance with Washington State statutes, all regularly scheduled Board meetings are open to all Association members. You will be provided dates and times once they are set. The Board of Directors welcomes and encourages owner attendance!

Common Area Maintenance

The Association's new landscaper is Pacific Landscape Service, Inc. They have been doing a great job getting our common areas in better condition. The Association's budget includes money for a number of improvements to our common areas, so watch for changes in the next month or so. Upcoming projects are: cleaning, patching and repainting the entry to Westridge, replacing deteriorating shrubs, mulching the tree wells along the boulevard and other areas that need soil, improving the landscaping in the swale on SE 7th with donated plants, and shrub replacement or replanting in the gate entrances and mowing of open spaces in the eastern part of our community

As soon as the Westridge entry is painted, summer annuals will be planted in a palate of blue, white and pink. Until then, enjoy the blooming Dutch Iris planted by Karen York last year. (She also planted all the tulips that bloomed recently). Planting is expected to take place during the first week of June. A posting for volunteers to help in this community project will be on Voices of Westridge when we get closer to an actual planting date.



Gated Community

Hello! As a new board member and the first from the "gated" area of Westridge Place, I have much work to do. We have a very motivated group of home owners who are now working on action committees for the wetlands area, enhanced covenants, and the operation of the gates.

For the wetlands, we need to get them in shape so they are safe, and can be properly maintained as we go forward. We also agreed to more restrictive covenants for just our area when we purchased our homes or our lots. These were not filed correctly, and we are working very hard to update these and get them properly in place. This will eventually require a vote of the entire Association. I hope we can get your support when the time comes. Finally, we are closer than ever to activating the gates, and putting plans in place to operate and maintain these long term. While I am on the gates, we have had some issues with children climbing on the gates and the pillars. Please remind everyone this is very dangerous, and not to be played on. Any damage here will be the responsibility of the individual homeowner to repair.

I promise to keep everyone informed as we make progress against these important projects.

Dale A. Tubbs

*****Garage Sale*****

Start cleaning out those garages everyone! The Westridge Place Neighborhood Garage Sale will be the weekend of June 13th-15th (corrected dates). 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. No other signage will be permitted.

Amendment to Architectural Control Committee Review and Design Guidelines Adopted 10/3/2005

Approved by majority of the Board of Directors on May 22, 2008.

RE: (NEW) Rule 4.24 Political Signage

The rule regarding the size, placement, quantity, and duration of display of signs arose from the Board's desire to implement Washington state law RCW 64.38.034, which may be deemed contrary to Article V Section 15 of the Covenants, Conditions, and Restrictions(CC&R's) of Westridge Place Homeowners Association, especially in terms of the display of political signs. This rule is set forth to clarify the requirements of the Association's CC&R's in keeping with the restrictions of RCW 64.38.034.

Political signage shall not exceed five (5) square feet in area and no dimension shall exceed two feet six inches (2'-6"). Political signage shall be set back a minimum of 10 feet from the common sidewalk and a minimum of 10 ft from adjacent property or properties. All signs shall be maintained by the homeowner to present a neat and professional appearance at all times. Damaged signs shall be immediately removed from view or repaired for suitable display.

No political signage shall be posted more than thirty (15) days in advance of any election, nor remain on display more than five (5) days following an election. Display of political signage shall be limited to one sign per lot. A homeowner wishing to display multiple political signs may change the sign on display, but at no time will be allowed more than one sign per lot.

No political signage shall be placed in common areas such as parks, swales, mailbox kiosks, undeveloped sections of Westridge Place, or any land owned and maintained by the Association, without the express prior written approval of the ACC of Westridge Place Homeowners Association. No sign shall be placed on any property without the express consent of the homeowner.

All other provisions of Article V, Section 15 remain in effect.



Neighborhood Message Board

Have you visited our yahoo group *Voices of Westridge* lately? Want to know what's happening or have a question?

The only requirement is that you must be a Westridge Place HOA member in good standing. To become an online user and enjoy the benefits of forum posting, news, reviews, photo galleries and neighborhood communications! Just type the following: <http://groups.yahoo.com/group/voicesofwestridge/> and follow the instructions.



Community Calendar

Board Meeting	June 19, 2008
Garage Sale (dates are corrected)	June 13-15, 2008

**Westridge Place HOA
Board of Directors**

- Bill Dalton* *President*
- Ron Lewallen* *Vice-President*
- Stephen Liss* *Secretary*
- Todd Crowson* *Treasurer*
- Sam Fenstermacher* *Director at large*
- Chris Clay* *Director at large*
- Dale Tubbs* *Director at large*



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