



## Message from the President

### Punks on Prowl:

Spring Time in Westridge brings the promise of beauty yet unfolded, and the plight of danger still lurking. We met with Vancouver Police Officer Cpl. Charlie Ford recently to discuss the incidences of prowlers and break-ins in the neighborhood. Admittedly, Westridge Place has had a very low incident rate. That's not much comfort to those who have felt the pains of a car prowl or break-in. And, we as a neighborhood may not be so lucky in the future.

Recently, we were notified of "punks-on-prowl" by an alert neighbor who scared them off and interrupted their mission. Officer Ford describes that type of incident as kids looking for trouble. He also informed us of a common practice of car prowlers walking through a neighborhood, or through parking lots, taking inventory of things in cars which are easily identified as having "street value" that can be converted to quick cash. They will then return under cover for a "smash and dash" break-in. The message, obviously, is "don't leave valuables in your car, and don't leave them in plain sight. Along the same line is to not leave things in the car overnight if it's not parked in the garage. If you live in the gated area, the gate offers no protections against car break ins, but the CC&R's might. According to the gated area covenants no cars are allowed to be parked on the street or in a driveway overnight. The rest of us are restricted to no overnight street parking.

Cpl. Charlie also talked about home invasions, with and without occupants, and the clever ways that crooks can deceive observation. While not all crooks are particularly intelligent they usually know the skills required to be successful in their chosen field. His story book was filled with examples of crooks operating in broad daylight to clean out your belongings, or sneaking around in the dark to haul your boat away. In many cases the crooks encountered inquiring and inquisitive neighbors that were deceived by the cook's professional demeanor.

The moral of his story to us is this; if you see something out of the ordinary check it out, if you're not comfortable with what you see or hear, report it. Anything out of the ordinary should be reported to the police (9-1-1). If you can safely photograph the people, the vehicle, a license plate number, or any other detail do it and provide that information to the police. If you see punks on prowl, hoods with goods or streakers in sneakers call the police, they have the tools and resources, let them deal with it.

One last thing he reminded us to share with you, it's so obvious I almost forget, lock your doors and windows, put slide guards behind open screen doors and windows, set your alarms, and be a good neighbor. Neighbors don't let neighbors get robbed.

William Dalton, President

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### Where to find stuff

HOA Website:

[www.westridgeplacehoa.com](http://www.westridgeplacehoa.com)

Community Message Board:

<http://groups.yahoo.com/group/voicesofwestridge/>

Be prepared to respond to an email asking you to provide your contact information for verification of ownership for admission to the group

## New Directors

Meet the latest three neighbors elected at the last Annual Homeowners Association meeting for terms of two years

### **Ronil Prasad 19810 SE 9<sup>th</sup> Street (360) 834-6031.**

Ronil and his family moved into the community in December 2009. Ronil has expressed his passion for the area and his desire to serve with knowledge, enthusiasm, and quest to maintain the values of all our properties. A graduate of the University of Oregon, Ronil is a home equity loan specialist and personal banker at the new Tech Center US Bank branch.

### **Christy Baird-Smith 19924 SE 5<sup>th</sup> Way (503) 956-0252**

Christy; wife, mother of two, business professional, and part time graduate student joined our community in 2005. Christy credits her ability to survive under all the pressure of her multifaceted existence to the blessings of others (parents, friends, neighbors and childcare) that support her. With that sense of gratitude she wants to give back to the neighborhood and continue the legacy of this community being an ideal village to raise a family in. Her motto is "you can always pick your home, but you can't pick your neighbors."

### **Jeff Wooden**

Jeff serves as the Gated Community representative to the Board of Directors. Dale Tubbs, our board representative from inside the gated community showed up one day with Jeff in tow. When Dale 's term expired, Jeff stepped up and volunteered. He seems like a really nice guy with lots of experience in community organization and homeowner associations. He thus far is working out as a real trustworthy Director and serves as the Association Treasurer.

## Financial Statements December 31, 2010

Westridge Place Homeowner's Association Balance Sheet-12/31/2010			Westridge Place Homeowner's Association Income Statement-12/31/2010		
	Westridge HOA <u>12/31/2010</u>	Gated Assessment <u>12/31/2010</u>		Westridge HOA <u>12/31/2010</u>	Gated Assessment <u>12/31/2010</u>
<b>Assets</b>			<b>Revenues</b>		
Current Assets			Assessment Revenue	\$82,189.67	\$24,231.53
Cash in Bank & Money Mkt	\$50,087.82	\$17,587.02	Late Fees & Other Income	5,079.19	1,828.69
Reserve Account	1,039.27	5,464.38	Fines	(350.00)	1,050.00
Assessment Receivable	<u>21,100.44</u>	<u>4,330.36</u>	Late Fee Interest Income	789.25	137.77
Total Current Assets	<u>72,227.53</u>	<u>27,381.76</u>	Interest Income	<u>30.02</u>	<u>24.08</u>
Total Assets	<u>\$72,227.53</u>	<u>\$27,381.76</u>	Total Revenue	<u>\$87,738.13</u>	<u>\$27,272.07</u>
<b>Liabilities &amp; Capital</b>			<b>Expenses</b>		
Liabilities			Landscape Maint/Imprvments	\$21,122.14	\$1,593.79
Accounts Payable	\$613.94	\$10,316.87	Gate Repairs & Damage Exp		17,274.68
Prepaid Assessments	<u>19,591.64</u>	<u>6,950.00</u>	Irrigation/Entry Repairs	2,122.79	
Total Liabilities	<u>\$20,205.58</u>	<u>\$17,266.87</u>	General Maintenance/Repairs	2,266.19	
Owner's Funds			Management fees	21,873.00	
Retained Earnings, prior	\$26,331.01	\$5,373.10	Utilities & Telephone (GC)	2,508.13	1,916.79
Current Year Gain (Loss)	<u>25,690.94</u>	<u>4,741.79</u>	Insurance	7,330.00	
Total Capital	<u>52,021.95</u>	<u>10,114.89</u>	Legal & Accounting	1,613.00	
Total Liabilities & Capital	<u>\$72,227.53</u>	<u>\$27,381.76</u>	Postage and office supplies	2,106.11	
			Reserve Study	341.00	
			Miscellaneous Expenses	<u>764.83</u>	<u>1,745.02</u>
			Total Expense	<u>62,047.19</u>	<u>22,530.28</u>
			Net Revenue Gain (Loss)	<u>\$25,690.94</u>	<u>\$4,741.79</u>

## Spring Clean Up

### Keep Westridge Place Beautiful! Avoid an "Action Notice"

By the time you receive this newsletter, Spring will be arriving and hopefully with better weather. Westridge Place is a beautiful neighborhood and we wish we didn't have to remind our neighbors to clean up the leaves, pine needles, moss and other debris that accumulates over the winter. But, we often have this unenviable chore.

So, it's time to get out those rakes, power washers and paint brushes and spiff up our properties. Our property manager inspects our neighborhood regularly and isn't shy about sending out *Action Notices* that something needs to be taken care of promptly. Don't forget to get ACC approval for those paint and construction projects!

We know everyone is busy, busy, busy so if you can't attend to this yourself please consider hiring one of the many excellent landscape and contractors we have here in Clark County to take care of it for you.

Maintaining our property is just one of the many ways neighbors show respect for each other!

**"Keep Westridge Place Beautiful!"**



### ACC Paint Guideline Announcement

With the Spring and Summer Painting Season coming up, we remind you of a Paint Guideline Amendment to the published ACC Guidelines:

*"Earth tone colors were most often used when residences were constructed. Other colors may be acceptable with prior written approval of the ACC. For the purpose of the guidelines, earth tone is a color scheme that draws from a color palette of brown, tans, grays, greens. The colors in an earth tone scheme are muted and flat in emulation of the natural colors found in dirt, moss, trees, rocks, may include white and are of subdued shades only. Day Glow, florescent, metallic, high gloss and similar shades and colors are not permitted."*

**ACC guidelines were also amended to require "large paint swatches" for all paint or repainting projects even when repainting the home "the same color".** Repainting your home the same color still requires ACC approval, so don't overlook taking care of submitting a Architectural Modification Request Form (available under the ACC Committee Section and Forms section of [www.westridgeplacehoa.com](http://www.westridgeplacehoa.com).)

### New Board Nominations Needed

Bill Dalton, Ron Lewallen and Chris Clay will have served Westridge Place for four years and their second terms will expire in the fall. We need red-blooded, able-bodied, civic-minded volunteers to be nominated for election to the board at our annual meeting.

We have three positions for the non-gated Westridge that will be open at the end of this year plus one unfilled position as a result of Sam Fenstermacher resigning from the Board of Directors. Sam had this year remaining on his term that needs to be filled by appointment and then elected by the community to a new two year term.

If you are interested, contact Christina Baird-Smith, Nominations Committee Chairperson, to obtain information and a nomination form.



## *“Why do we have a managing agent?”*

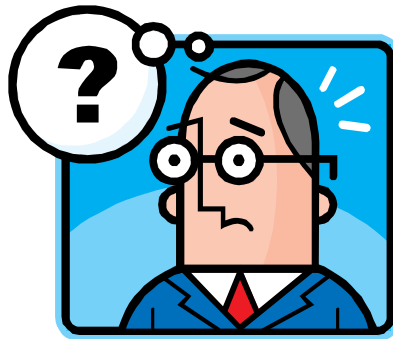
A managing agent is employed by the Board of Directors to assist with the enforcement of the governing documents of the HOA, to implement resolutions and policies developed by the Board of Directors, and to provide guidance to the Board members and to manage the daily tasks of the HOA. As the managing agent of Westridge Place Homeowner’s Association, Northwest Management Exclusive, Inc. maintains the corporate and financial books, acts as a liaison between the Board of Directors and the homeowners, conducts monthly inspections to ensure CC&R compliance and fields questions from homeowners.

In December, a committee consisting of Adriana Vela and Ron Lewallen, requested proposals for a 24 month Management Agreement for the Westridge Place HOA. We sent the request for proposal to four management companies to assure a competitive bid package. Two companies did not respond, one due to the reason they weren’t taking new customers and the other chose not to allocate the resources needed to complete the request.

**The Management Group** and **Northwest Management Exclusive** submitted complete bids, in the time frame requested. Through a complete commercial review of the two bids, it was determined that Northwest Management Exclusive presented the most cost effective package. They were awarded a two year contract.

I would like to thank Adriana Vela for all her hard work on this committee.

Ron Lewallen, Chairperson



## *Where do I find Rules, Contact Information and Forms?*

You can find contact information, obtain a copy of the currently effective CC&R’s, ACC Guidelines and the form needed to submit for an Architectural Modification from two places:

Northwest Management Exclusive, Inc.  
Leslie Willey, Homeowner Association Managing Agent  
1401 SE 163rd Avenue  
Vancouver, WA 98683  
Tel (360) 896-8351

OR

[www.westridgeplacehoa.com](http://www.westridgeplacehoa.com)

## Keeping our Landscape Beautiful . . .

### **Lawn Restoration:**

When a poor lawn has the proper grade and a well-drained soil, it can be more easily improved through renovation, rather than complete reconstruction.

Spring and fall are ideal times to renovate a lawn, although success can be achieved in the summer. Renovation involves the removal of thatch, grass and weeds, while thinning the lawn down to the soil to permit the introduction of improved varieties of grasses like those found in most Lawn Seed Mixes.



*The result is a beautiful, uniform new lawn without roto-tilling.*

1. Select the proper Lawn seed mixture for the area. You will need 7-10 lbs per 1,000 sq. feet.
2. Use a dethatcher (power rake) to remove dead vegetation and to expose the soil. Rake up excess as needed.
3. Core-aerate the area. This is an important step because it enables soil enrichment. Remove the cores after core-aerating.
4. Broadcast an organic based fertilizer while the aeration holes are exposed.
5. Backfill the holes with [Turface MVP](#) to improve the soil structure.
6. Rake the area with a landscape rake until smooth.
7. Broadcast a starter fertilizer and lime.
8. Spread the seed with a drop, broadcast, or hand-held whirlybird spreader.
9. Cover the seed with grass straw mulch applied through the mulch roller.  
**Note:** One pass will deliver the proper amount of mulch and will provide the perfect micro-climate for seed germination.
10. Keep the area moist but not soaking, throughout the germination & establishment period.

Expect to see new grass blades emerging in 7-14 days. Mow the new lawn when it reaches 3-4 inches. As your Westridge Place Landscape Company of record we provide maintenance service to all common areas and entrances at Westridge Place.

Respectfully,  
 Geoff Smith  
 Pacific Landscape Services Inc.  
 360 910 1203



## Please stop at the stop signs!



## **Cpl Charlie Ford's list of SRO personnel and other resources**

Each school has a police officer assigned to the position of School Resource Officer. That job is to keep peace and tranquility in the school community by keeping track of all the players, and knowing what's happening in that school community. They are charged with herding the cats, so to speak, and if there is a nexus to the school they will be interested.

Union High School: SRO Rodrigo Osorio

Evergreen High School: SRO Eric McCaleb

If we have a "high school student" issue in the neighborhood; (Kids doing stupid kids things like hanging around when they should be in school, hiding in the woods with weed and whisky when they should be having lunch, creating havoc on their run to Sonic Burger) we should contact the school resource officer directly. The officer knows the kids and can speak to them and/or their parents directly to put an end to it.

DO NOT I repeat DO NOT contact the SRO for juvenile delinquent issues, car prowling, break-ins, and the like should be reported to the dispatcher at 9-1-1.

Another resource that he shared with us is the name of the Police Sergeant in charge of the traffic enforcement. Sgt. Patrick Jones and his merry band of motorcyclists handle all things related to traffic. (Excessive speed, blowing through stop signs, or any other form of raising havoc on Westridge Blvd)

After spending an hour with Officer Charlie, I came away with the feeling that the only true measure of security for our home and possessions rests with our willingness to be good neighbors.

- Watch out for one another,
- Call out to the offenders to leave,
- Speak out when we notice things that are out of the ordinary,
- Call the Police if you think it's warranted,
- Call your neighbor's phone

## ***Property Protection Tips!***

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.
3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.
5. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
6. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.
7. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)

***Continues on next page.....***

## **Gazebo Gardens (Maybe)**

At the east end of SE 10 Street, as it turns onto SE 199<sup>th</sup> there is a large parcel of common property that is accessible by a common driveway. The driveway ends at the city pumping station, the pathway continues onto the property. There is a gazebo in the middle of the parcel. Last year we fixed it up and gave it a fresh coat of paint. We think the Gazebo and that 4-5 acre common property could be put to a greater purpose than being used as an unleashed dog run.

The Board has requested a proposal, for planning and budgeting purposes only, to convert that area into a neighborhood gardening area. Using the Gazebo as a centerpiece, we envision the area sectioned into equal triangular shaped plots of approximately 400 – 500 square feet of planting area. After the land is tilled and readied for planting, graveled walkways would separate each planting plot with water being provided as needed. These plots would be leased annually on a first-come-first-served basis.

Once we have some idea of the advisability and cost, we'll provide additional information. The project must be cost neutral to be considered. Any cost must be absorbed by those that make use of the garden area. We don't think that we can get all this work done in time for this summer growing season. If, however, an overwhelming majority of homeowners call to pledge their financial participation, even though we have yet to establish a cost, we could be forced into expediency. For now, if you think you would be interested in having your own garden area, but not ready to make a firm commitment, please call our management office at Northwest Management Exclusive 360-896-8351 to express your interest. Without homeowner interest we won't go any further than getting rough estimates of the expense required.

### ***More Tips!!***

1. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at <http://www.faketv.com/>)
2. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook. What does a thief look like anyway? Just like everybody else... we like to blend in.
3. The two things I hate most: loud dogs and nosy neighbors.
4. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.
5. I love looking in your windows. I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just to pick my targets for the next day.
6. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.
7. If you don't answer when I knock, I try the door. Occasionally, I hit the jackpot and walk right in.
8. **Another Tip:** Put your car keys beside your bed at night. Tell your spouse, your children, your neighbors, your parents, your Dr.'s office, the check-out person at the market, everyone you run across. Car keys are a FREE form of a panic alarm. If you hear someone trying to break into your home or car, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the car battery dies.

Sources: *Convicted burglars in North Carolina, Oregon, California, and Kentucky*; security consultant Chris McGoey, who runs <http://www.crimedoctor.com/> and Richard T. Wright, a criminology professor at the University of Missouri, St. Louis, who interviewed 105 burglars for his book "Burglars on the Job".

Westridge Place HOA  
c/o NW Management Exclusive  
1401 SE 163rd Avenue,  
Vancouver, WA 98683

Phone: 360-896-8351  
Fax: 360-892-7146  
Email: leslie@nwmonline.com

Association Manager: Leslie Willey

**We're on the Web**

[www.westridgeplacehoa.com](http://www.westridgeplacehoa.com)



**Remember !!!**

- ◆ **Read the governing documents!**
- ◆ **No overnight street parking!**
- ◆ **Stop at the stop signs!**
- ◆ **Don't speed!**
- ◆ **Ask us!**

**Announcing 2011 Garage Sale Dates**

Westridge Place will hold it's Annual Garage Sale weekend on:

Friday June 10 8am-4pm  
Saturday June 11 8am-4pm  
Sunday June 12 8am-4pm



The banner will be at the entrance and appropriate advertising will be placed for the sale weekend.

***Mark your calendar!***

## 2010-2011 Board of Directors

<b>President</b>	<b>Bill Dalton</b>
<b>Vice President</b>	<b>Chris Clay</b>
<b>Secretary</b>	<b>Ron Lewallen</b>
<b>Treasurer</b>	<b>Jeff Wooden</b>
<b>Director at large</b>	<b>Ronil Prasad</b>
<b>Director at large</b>	<b>Christina Baird-Smith</b>
<b>Director-Gated</b>	<b>Jeff Wooden</b>

## 2010-2011 Committee Chairs

<b>ACC Committee</b>	<b>Catherine Reneau</b>
<b>Landscape Committee</b>	<b>Ron Lewallen</b>
<b>Nominations Committee</b>	<b>Christine Baird-Smith</b>