



## **Westridge Place Homeowners' Association Annual Membership Meeting Announcement**

**Thursday, October 20, 2011 at 7:00 p.m.**

**Fire Station 42  
4321 NW Parker Road  
Camas, WA 98607**

*~Registration starts at 6:30 p.m., please check in early~*

### **Agenda**

Introductions

Call to Order

Establishment of quorum present or in proxy

President's Report

Financial Status

- Year-To-Date Financial and Budget
- Comparison Statement
- Homeowner Election of Annual Audit (ballot vote)

Recap of Year's Activities

New Business

- Reserve Study Discussion
- Capital Improvement Project
- Gated Community Improvements
- Wetlands Update
- Utilization of Common Areas
- Introductions of Candidates
- Election of three (4) Members to the Board of Directors (ballot vote)

Open Forum

Announcement of Voting Results

Adjournment

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## Thoughts for discussion:

1. Care and maintenance of the gazebo
2. Full utilization of common areas for the good of the association
  - Community gardens
  - Labyrinth
  - Off Street storage rentals
  - Community access to remote acreage
  - Beautification of the drainage swales at 195th and 7
  - Donating shrubs and bushes you remove from your landscape to be transplanted in common areas
  - Additional landscaping
  - City and County ordinances regarding leashed pets.

Following these discussions we will introduce the candidates for the open positions on the board and hold our elections.

An open forum will follow which allows for the discussion of matters presented, the announcement of the voting results, and call for adjournment.

The newly elected board will hold a closed meeting to elect officers for the following year at their December meeting.

# President's Notes

The end of another year for the Westridge Place Homeowners Association calls for an all homeowner's annual meeting (October 20, 2011) to reflect on what has been accomplished and what tasks lay before us. This is the opportunity for all homeowners interested in this community to gather and discuss community issues that affect our homeownership and our enjoyment of the community. While the annual meeting provides you with a picture of the past, it also provides you a look forward, and allows individual input concerning the issues, which will confront all of us in the years ahead.

At this meeting you will elect three new members to the Board of Directors to replace Ron Lewallen (head of our landscape committee), Chris Clay (Vice President of the board), and Bill Dalton (President of the board) whose terms will expire upon the election of three new members. Buck Millikan needs to be "officially elected" to the board. He was appointed in March to fill the remainder of Sam Fenstermacher's term. The three members elected last year; Christina Baird-Smith, Jeff Wooden, and Ronil Prasad will remain on the board for another year. Christina is heading up a nominating committee to find candidates willing and worthy to fill the vacancies on the board. If you are unable to volunteer, perhaps you know of a friend or neighbor who, with your encouragement, might volunteer. If this community is going to retain its individuality and neighborhood beauty, its character and upscale charm, its desirability and ambiance there must be concerned homeowners willing to lend their time and talent to its preservation. Without homeowner participation Westridge Place will lose its distinction from all the bland urban neighborhoods that surround us. One need only look at the area around the Quail Homes development at SW 192<sup>nd</sup> and SW 15th to understand what could quickly happen to Westridge Place. If you treasure what we have, please volunteer to preserve it.

## **Serve your neighbor, serve your community, serve yourself!**

Financial statements for year-to-date 2011, with end-of-year estimates will be reviewed at this meeting. Many of you might recall that in early February we held a budget presentation and ratification meeting. At that meeting we received your approval, to grant a waiver of an annual audit of our financial documents. This year, providing some unforeseen tragedy doesn't overwhelm our budget, we have enough of a positive balance to recommend a full outside audit of our financial records. Unless major discrepancies are noted, we should be able to proceed without another audit for the next five years.

## **We will need your vote of approval to pay for this audit; estimated cost up to \$5,000.00.**

We have a nearly immediate unfunded need to replace the rotting fence sections and redesign the landscape on both sides of Westridge Boulevard from 192<sup>nd</sup> to 197th. The fences do not have much life left in them, and the landscaping and irrigation system needs reconfiguration to prevent new fences from the same fate.

## **This is bound to be a costly undertaking**

# Westridge Place Homeowners' Association Board of Directors

<b>2010-2011 Board of Directors</b>	
<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 at large</b>	<b>Buck Millikan *</b>
<b>2010-2011 Committee Chairs</b>	
<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>

\*term expires 2011

## Remember !!!!

**Read your governing documents!**

**No overnight parking anywhere!**

**Stop at the stop signs!**

**Don't speed!**

**Ask us!**

# Political Yard Sign Rules

Westridge Place Homeowner's Association has rules regarding the number and placement of political yard signs. With upcoming elections in November, be aware that the Association does not limit the content of your political signage, but does ask that it be respectful and professionally printed. We do limit each home to one political yard sign at a time, placed at least 10' (feet) from your property line. Political signs are the exception to the NO SIGN rule within Westridge. Political yard signs may be placed no earlier than 30 days prior to an election and must be removed immediately after an election. There is also a maximum size that is allowed. Please contact our property manager if you have any questions.

## Contact Information

Association Manager: Leslie Willey  
Phone: 360-896-8351  
Fax: 360-892-7146  
Email: [associations@nwmonline.com](mailto:associations@nwmonline.com)

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

### We're on the Web

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

## 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