
SUNSET RIDGE HOA

Visit the Website at www.washougalsunset.org

Fall 2007

Save the Date!

Winter Fest at the Clubhouse
December 9 from 3:30 pm to 6 pm
Fun, Food, and Raffles!

Watch for flyer at your doorstep for more details

2007: Looking Back

It's hard to believe, but Thanksgiving is here and everyone is gearing up for the Holidays. As we look back on 2007 and prepare for the upcoming year, the Board wants to share with you what was accomplished to improve our community in 2007.

Clubhouse Report

We are pleased that our clubhouse gets so much use. We put a lot of time and money into maintaining and improving the facility. During 2007 we:

- Completed a major drainage project that should eliminate flooding in the exercise room
- Painted the exterior and portions of the interior of the clubhouse
- Installed new lighting in workout and game rooms.
- Re-striped the basketball court and parking lot
- Completed considerably maintenance including things like deck staining, enclosure and repair. Fence enclosure for spa pump, replacement of kitchen sink, disposal, water heater, etc.
- Completed a professional inspection of the clubhouse
- Supported over 87 rentals of the gathering room
- Obtained new workout equipment including: An elliptical, 2 treadmills, workout bench, portable stair stepper, personal belongings rack and a ping-pong table.
- Installed storage lockers in pool room
- Completed landscaping (flower garden) and furnishing to spa patio area and upper deck.
- Installed heaters in bathrooms, new shower head and soap/shampoo dispenser.
- Installed new security camera installed to monitor play-ground.
- Completed signage throughout clubhouse.

Continued.....

HOA Board, Committee, and Clubhouse Contact Information

Andrea Jones, President

ajones@washougalsunset.org

Kathy Meikle, Vice President

kmeikle@washougalsunset.org

Frieda Flint, Secretary

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Pam Austin, Treasurer

paustin@washougalsunset.org

Bob Hart, Parks & Trails

bhart@washougalsunset.org

Jennifer Meuljic, Architectural Control Committee (ACC) Chair

jmeuljic@washougalsunset.org

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Clubhouse..... Much of this work was coordinated or done by our clubhouse manager, Katie Merritt. Thanks Katie for a job well done. If you haven't visited the clubhouse for a while please stop by and check out our progress for yourself

Website Report

In 2007, we've had about 3,200 visits to Sunset Ridge's website at www.washougalsunset.org. The website contains community news, board meeting minutes, a calendar of community and Washougal area events, community resources, and community rules. Have fun participating in the website contest - earn a \$15.00 gift certificate to Lutz Hardware, The Home Depot, or LJC Feed. All you have to do is be the first to answer the current question on our homepage! The committee consists of Ayelén Pickett and Frieda Flint. If you are interested contributing your ideas and talents to the website, contact Frieda at webmaster@washougalsunset.org, or go to the website "Contact Us" page.

Welcome Committee Report

In 2007, the Welcome Committee has greeted over 40 families who moved into our beautiful community. We expect to be even busier in 2008 with Phase 6 homes being sold. Families get an attractive basket with small gifts, cookies, a card, and a letter with Sunset Ridge/community resource information. Committee members Laurie Chapin, Lynn Yeager, Karen Perez, Erica Gibby, and Frieda Flint get together every couple of months for business and fun. If you'd like to be part of this friendly group, contact Frieda Flint at fflint@washougalsunset.org.

Parks and Trails Report

2007 has been a year of taking care of delayed maintenance and setting up a process for keeping the common areas and trails in good condition. What follows are some of the highlights this year:

A new play structure has been installed next to the clubhouse and has been getting lots of use. The other play structure, at the tot lot, has had the tot swing replaced, the play bark renewed, and the wood frame around it stained. Plastic chains on all the swings have been replaced with steel ones.

Below the clubhouse a large rectangle of barkdust where the old play set was has been renewed with 3-way mix and sod to expand the grassed area around the clubhouse. Additional plantings have been put in around the clubhouse

Wetland buffer signs along the trail have been replaced. The new signs are the same size, but more durable, and more in tune with the surroundings. Dog waste clean-up signs have also been replaced.

An extensive clean up along the trail system was done during the summer. Steel poles, silt screens and plastic sheeting have been removed.

The retainage pond owned by the Association at 57th and L has been cleaned up and the gate locked.

A maintenance schedule has been put in place to clean up and maintain the trails, common areas, and the retainage pond on a regular basis to keep them looking good.

All the common areas, including around the clubhouse, have had the barkdust freshened up. Grassed and irrigated areas in the community have been aerated and limed.

Fir trees around the clubhouse are scheduled for pruning this winter. Blackberries along the trail will be cutback with a brush hog this winter for better maintenance and control throughout the year.

A new contract has been signed with Jay's Landscaping that put in place a regular schedule for new barkdust in common areas and fresh gravel on the trails.

The first phase of a plan for the long-term maintenance and preservation of the wetland areas around the trail system was initiated. Hazardous trees and dead branches over the trails have been removed.

New benches, made of tree trunks, have been placed at the meadow and at the end of the trail at the bottom of the lower trail, known as Fern Gully, and provide a good place to have a picnic or just enjoy the view.

HOA Board, Committee, and Clubhouse Contact Information (continued)

Special Events

jmueljic@washougalsunset.org

Welcome Committee

Frieda Flint, Chair

welcome@washougalsunset.org

Website Committee

Frieda Flint, Chair

webmaster@washougalsunset.org

Website Calendar and Community Resources

Ayelen Pickett

communityresources@washougalsunset.org

Clubhouse / Pool

Katie Merritt

clubhouse@washougalsunset.org

Clubhouse Message Phone 335-0682

City Staff Attends Board Meetings

During the summer, city staff were invited and attended several board meetings to answer questions from homeowners and Board members and offer insight to how things work at the City. Cam Hershaw, Chief of Police, encouraged people to call him personally with concerns. Sherry Montgomery, Code Enforcement Officer described the types of things that are code violations. Trevor Evers, Public Works Director, talked about about transportation, water quality and parks. The striping and reflector buttons on Sunset Ridge Drive/K Street were the result of the meeting with Mr. Evers. Discussion is underway with Public Works for parking restrictions near park and play areas.

Thunder and Lightning!

Thunder and Lightning, also known as Bill and Dan, is the two person maintenance operation working for the association to help maintain our trails and common areas. They come out every week or two, depending on the need and the season. Their main activities are to: pick up debris in the common areas and trails (including animal waste; they shouldn't have to. Please take care of your own), empty the trash, sweep around trail heads and the play areas, rake out the play bark, hose down play structures, bench, and tables and clean the retention pond when needed. They do the general outdoor maintenance and special projects when needed. They have done a great job. If you see something that needs attention please contact Bob Hart at:

bhart@washougalsunset.org

FAQ Corner

During the year and at the annual meeting, questions come to the Board and Investwest regarding the Association, clubhouse rules, gathering room rentals, CCRs, City of Washougal regulations and other issues of living in the community. We will try to answer some of these questions with every newsletter. We will also post them on the website at: washougalsunset.org. Many of the questions revolve around renting the gathering room at the clubhouse. It has been rented 87 times this year, a huge increase over 2006. The list below represents the types of questions that come up:

1. Could we have yoga, water aerobics, or pilates classes at the clubhouse?

All activities occurring at the clubhouse must be free – no charges or donations requested. This is to preserve our non-profit, tax-free status. Those interested in reserving the gathering room should contact the clubhouse to see if their activity meets clubhouse rules (360-335-0682 or clubhouse@washougalsunset.org.) The pool is for recreational use only as we have no lifeguard.

2. I would like to reserve the clubhouse gathering room for an entertainment act. The act would accept donations.

Reserving the clubhouse for an entertainment act is fine, except that no charge or donations of any kind are allowed.

3. Is it OK to have a Candle Light party at the clubhouse? We sell candles and related products, but no one is required to buy.

No. All activities occurring at the clubhouse must be free. No profit-making ventures of any kind are allowed.

4. I'd like to hold a dance for my daughter and her friends in the clubhouse gathering room. Is that OK?

Yes that is fine as long as there are no more people there than the gathering room is authorized to hold, and as long as no charge of any kind is made.

5. When I reserve the clubhouse, I'm reserving use of the entire building, right?

No. You are reserving the gathering room only. Others may be using the rest of the clubhouse at the same time. You must supervise any others who use other parts of the clubhouse, and must follow all the rules for use of the game room, pool, exercise room, and hot tub.

6. How do I reserve the clubhouse gathering room?

Make reservations well before your event is scheduled so as to avoid a scheduling conflict. It's getting busy and the best way to make sure the date you need is open is to Contact Katie Merritt, Clubhouse Manager, at 335-0682, or at clubhouse@washougalsunset.org. Forms are at the clubhouse next to the office door and can be dropped in the office door mail slot...or can be found at our web site. Reservations are 25.00 for a 4- hour time.

Another New Feature

Beginning this month, we will include information about City of Washougal ordinances. While the Association works hard to enforce the CCRs of the community, some issues are uniquely City code violations, others are violations of both the CCRs and City code. The association does not contact the City about code violations. Homeowners that have particular concerns can contact Sherry Montgomery (835-8501), the code officer at the City or can go to http://washougal.biz/cow/planning/code_enfor.htm to report questions or concerns. Chief Hershaw can also be contacted (835-8701) on code violations as some issues, such as noise, are police concerns.

The following page has copies of city code questions that typically come up in neighborhoods. Over the next 2 or 3 issues, we will try to post the relevant ones and put them on the website also. This issue has the City code for noise and outdoor fires.

City of Washougal Ordinances

Noise

9.73.020 VIOLATIONS

The following shall be considered public disturbance noises:

- (1) The use of a musical instrument, whistle, sound amplifier or other device producing or reproducing loud or raucous sounds emanating frequently, repetitively, or continuously from any building, structure or property so as to unreasonably disturb or interfere with the peace, comfort or repose of owners or possessors of neighboring or nearby real property;
- (2) The making of any loud or raucous sound within 1,000 feet of any school, hospital, sanitarium, nursing or convalescent facility, which unreasonably interferes with the use of such facility, or with the peace, comfort or repose of persons therein;
- (3) The creation of frequent, repetitive or continuous sounds in connection with the starting, operation, repair, rebuilding or testing of any motor vehicle, motorcycle, off road vehicle, or internal combustion engine so as to unreasonably disturb or interfere with the peace, comfort and repose of owners or possessors of neighboring or nearby real property; provided, however, that this subsection shall not apply to the operation of lawnmower, garden tools, chain saws or other power equipment used for building repair or grounds maintenance between the hours of 7:00 a.m. and 10:00 p.m.;
- (4) Yelling, shouting, hooting, whistling or singing on or near the public streets, particularly between the hours of 11:00 p.m. and 7:00 a.m., or at any time and place so as to unreasonably disturb or interfere with the peace, comfort and repose of owners or possessors of real property;
- (5) Sounds from motor vehicle sound systems, such as tape players, radios, and compact disk players, operated at a volume so as to be audible greater than 20 feet from the vehicle itself. (Ord. 1055 & 1, 1991)

Campfires

7.28.030 Residential back yard burning.

- (1) Within the City Limits. Burning of natural vegetation only by the private resident of a single-family or duplex dwelling shall only be allowed to comply with Environmental Protection Agency, Department of Ecology and Southwest Washington Air pollution control Authority regulations; natural vegetation is defined as nonprocessed material growth on the lands where burning is to occur, restricted to natural growth consistent with regulations of Southwest Air Pollution Control.
- (2) Permitted Open Fires (Written Permit Required). Fires not more than three feet in diameter or three feet high, set only for recreational purposes or cooking of food for human consumption are excepted from provisions of this regulation provided only clean wood is used and the fire does not create a nuisance.
- (3) No residential fires shall start before sunrise nor continue after sunset. All residential fires must be extinguished by dark.
- (4) Field, forage grass or turf grass burning is not allowed. (Ord. 1108 & 1, 1993; Ord. 997 & 1, 1990; Ord. 907 & 3, 1988)

7.28.050 Restrictions on location of fire.

No person shall kindle or maintain any outside fire or authorize any such fire to be kindled or maintained on any private land unless (1) the location is not less than 50 feet from any structure and adequate provision is made to prevent fire from spreading to within 50 feet of any structure; or (2) the fire is contained in an approved waste burner, located safely not less than 15 feet from any structure. (Ord. 907 & 5, 1998)

7.28.060 Smoke nuisance - Revocation of burning privileges.

If a smoke nuisance occurs as a result of any burning, burning privileges may be revoked. (Ord. 907 & 6, 1988)

7.28.070 Constant attendance and fire extinguishing equipment required.

Outside fires shall be constantly attended by a competent person until such fire is extinguished. This person shall have a garden hose connected to the water supply, or have fire department approved fire extinguishing equipment readily available for use. (Ord. 907 & 7, 1988)