

Fall
2008

Sunset Ridge HOA Newsletter

Upcoming Meetings:

- No Board meeting in September.
- Next Board meeting is at 6:30 pm on October 15, 2008
- Your Association Board meets every 3rd Wednesday at 6:30 pm. Homeowner concerns are at the beginning of the meeting.

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Clubhouse Phone (360)335 - 0682

Halloween Party

The weather is changing; the kids are back in school, with this annual change from summer to fall comes another annual event, the Sunset Ridge Halloween party.

This year's party promises to be bigger and better than ever. We will have a costume contest with members of your HOA board serving as judges, crafts for the kids, snacks, pictures to commemorate the event, and of

course, candy.

Make sure you stop by the clubhouse between 5-8 pm for some treats (no tricks, sorry) this Halloween.

Look for flyers on your doorstep in October!

If you would like to help either before or after the party, please contact Jennifer Meuljic at jmeuljic@washougalsunset.org.

Message from the Board:

Our neighborhood is not immune to the financial difficulties that are facing our nation.

We currently have approximately 8 homes that are in foreclosure. Those homes (along with about forty-five others) are not paying HOA dues.

Not paying your dues is a costly decision. Once a home is 3-4 months delinquent they enter a legal process and the board no longer has input or responsibility. This legal process is expensive to the homeowner.

There are automatic legal fees and typically a lien is put on the home. The board has no ability to waive these fees. The homeowners lose clubhouse privileges and the ability to refinance or take a loan on their home until the dues, fines and fees are paid.

Story continues on page 3.

Not paying your dues is a costly decision

Clubhouse Corner

By Jennifer Meuljic

What's going on at the clubhouse you ask? Well, we are glad you did! Just a few of the improvements include;

- ✓ New free weights
- ✓ New pool light
- ✓ Carpets cleaned throughout the upstairs
- ✓ New ping pong table
- ✓ New office hours

With these changes come a few reminders.

- ✓ Before leaving the pool area, please make certain all swimmers are completely dry. Walking on the stairs with wet shoes, feet, etc. will quickly stain the carpets.
- ✓ Please treat the clubhouse equipment with care. This includes not using the ping pong table as furniture and replacing the weights when finished.
- ✓ Recently we have had an increased problem with neighbors "being friendly" and holding the door open or opening it for others trying to get in. PLEASE do not do this. Often times the people being allowed into the clubhouse were unable to enter on their own. While there could be many reasons for their difficulties, some include; non-payment of dues, prior destruction of clubhouse property and minors entering without a parent/guardian. Please note any homeowner who allows others to enter, will face possible fines and/or suspension of clubhouse privileges. Don't let this happen to you.
- ✓ Just a reminder, if any homeowner has a complaint about their neighbor's yard maintenance (or lack thereof) please contact Invest West directly. Our property manager, Judy Saleg, can be reached at 360 254-5700. Should the questions be about the clubhouse, please contact one of the managers. The clubhouse phone number is 335-0682, email us at sunridgeclub@comcast.net or visit us at the clubhouse between 2 and 4 pm every Sunday.

As always, we are interested in your ideas, comments and concerns. If you have an idea for improving our shared resource, please contact one of the managers or a member of your HOA board.

Financial Hardship Affects Everyone

Message from the Board (cont'd)

We currently have \$34,000 in past-due HOA dues. This means the rest of us are shouldering all of the expenses for our neighborhood. The majority of our dues go to pay for maintenance of parks and trails, landscaping, clubhouse maintenance and management as well as utilities.

Living in a community with an association has its benefits and its costs. Our budget assumed monthly payments from all homeowners and that is no longer a good assumption. Your HOA board is committed to reducing our expenses so that we can live within our means just as most of us are doing with our family budgets.

We'll keep you posted about this in subsequent newsletters.

Did you know?

The City of Washougal has passed a new ordinance that limits fireworks to one day only, July 4, beginning in 2009. We'll provide another reminder next summer, but please be kind to your neighbors and clean up after your own fireworks mess. We had several complaints about that this year.

NET RESULT:

8 Homes in Foreclosure

45 additional homes not paying dues

\$34,000 in unpaid HOA dues.

Park and Trails Report

By Bob Hart, VP, Park and Trails Chair

Although problems in the park area have improved, issues in some park areas continue.

Recent ones include broken tree branches and dumping of paint on benches.

There have also been complaints about how the trails are used. They include using the trail for trespassing onto private property and riding of motorized vehicles.

A few letters regarding park damages have been sent and have reduced some the recurring problems.

A simple email can help all of us build a better community.

*If you notice damage on the trails or other problems:
Contact Bob at
bhart@washougalsunset.org*

SUNSET RIDGE HOMEOWNER'S ASSOCIATION BOARD MEMBERS

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MANAGEMENT COMPANY:

INVEST West

(360) 254 - 5700

CC&R's: A Reminder

A few complaints from homeowners have come up over the last couple months. Here are a few reminders :

- Pets are not to be loose. Leashes are required on all pets while outside.
- Our regulations limit the number of vehicles in any driveway to two. Several homes have 4 or 5 and they will be receiving reminders from our management company.

Verizon Fiber Update!

Verizon has been working on the FiOS (fiber optic service) installation in Sunset Ridge for the last couple of months. Verizon representatives say that FiOS will be available to customers in about December.

Public Safety Report

There have been several car prowls in the development resulting in lost stereos, cell phones, etc. In addition, two vacant homes in the Reserve have seen extensive vandalism in the last few weeks.

House paint was thrown on the walls and fireplaces and cans of paint poured on the carpet.

Please be aware of suspicious activity and report to the Washougal Police Department.

835-8701