



# Sunset Ridge Views

*Your neighborhood newsletter*

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## Board approves pool and clubhouse proposals

Sunset Ridge residents will be getting an improved pool and clubhouse. A recently approved proposal by the Sunset Ridge HOA Board includes several new amenities. These are parking lot lighting for the clubhouse area, additional security cameras and changing the existing pool enclosure to open up a wall for ventilation and to provide access to the new patio area outside.

This first phase will also include an in-ground outdoor hot tub, fence enclosure and play equipment for young children in the clubhouse.

Work is tentatively scheduled to start in February, with the first phase complete by summer. It is expected to cost \$89,700, which includes a \$5,000 contingency fund. The proposal was approved after the committee met publicly for several months, delivered two surveys to the entire subdivision, and sent an additional mailing to every household soliciting comments about the then-tentative proposal.

The committee began with three different options for the pool and clubhouse based on the survey data received from community members. Committee members obtained rough estimates to get preliminary sizing for each option. Based on that sizing and other data, they decided to move forward with a modified approach that will allow the work to be done in phases.

Future phases may include an outdoor pool, a children's water feature, additional outdoor lighting and additional children's playroom equipment.

## Board members

The following residents are volunteer members of the Sunset Ridge Homeowner's Association Board of Directors. The board meets the third Wednesday of every month at 6:30 p.m. at the clubhouse.

**Sabrina Hemphill ,  
president**

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**Danielle Frost, newsletter/PR**  
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**Kathy Meikle,  
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**Invest West Management:**

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## Sunset Ridge HOA annual meeting set Feb. 8

The Sunset Ridge HOA annual meeting is coming up at 7 p.m. Wednesday, Feb. 8 at Jemtegaard Middle School, 35300 E. Evergreen. The annual budget will be ratified and new officers will be elected. There are three open seats on the board. Specific duties will be decided by the new board. Those interested in running should contact Sabrina Hemphill at Sabrina\_hemphill@hotmail.com.

### Clubhouse rules are very important to follow

Recently, there have been a rash of incidents in the clubhouse. These have ranged from drinking alcohol to fighting with staff to working out on the equipment in wet bathing suits to throwing sweatshirts on the security cameras. All of these behaviors are highly inappropriate and prohibited in the clubhouse. It is expected that those who come to the clubhouse will behave in a respectful manner. Also, please refrain from bringing children into the workout area, which is not designated for anyone under 14 due to safety concerns. It is OK for older teens to be in that area, but they must be accompanied by an adult who lives in Sunset Ridge. If these rules are violated, consequences range from a loss of clubhouse privileges for 30 days to fines and reports to the Washougal Police Department. Please help us keep the clubhouse a safe, appropriate place to recreate and work out.

Lastly, please remember that anyone under 18 must be accompanied by an adult at all times in all areas of the clubhouse. If you see someone violating the rules but are not comfortable confronting them, please alert the clubhouse manager or police if necessary.



### Sunset Ridge Neighborly Notes

- With spring just around the corner, everyone is reminded to have an ACC request form submitted and approved prior to starting their outdoor projects. These should be sent to Invest West Management at 12503 S.E. Mill Plain Blvd, Suite 260, Vancouver, WA 98684. Some examples of projects needing prior approval include decks, fences, walls, arbors, sheds, awnings, etc. Fines will be levied if approval is not given prior to construction, even if the project is in compliance with the community CCRs. This will hopefully encourage homeowners to submit a request first, rather than going through the time, trouble and expense of building something, only to have to take it down. If there are any questions, please consult the CCRs (given to homeowners at closing on a home) or e-mail a representative of Invest West, listed on the front of the newsletter.
- Due the recent heavy rains, there has been frequent flooding in the clubhouse workout room. Users are asked to please exercise caution and not use the equipment if there is standing water on the floor, as this is extremely dangerous. Also, please do not let anyone in the clubhouse that you do not recognize or who appears to be under 18 and without an adult.