
SUNSET RIDGE HOA

Visit the Website at www.washougalsunset.org

January/February 2008

Save the Date!

Annual Business Meeting
Wednesday, February 20, 2008

6 p.m. At the Clubhouse

Pizza, Prizes and Proxies!

Watch for flyer on your doorstep for more details

Looking Forward to 2008

We hope you enjoyed the holidays and are looking forward to a great new year. We are excited about the things we have planned to improve our community this year and will share a few of the highlights with you throughout the newsletter. Please read on...

2008 Event Calendar

*All Events & Meetings Take Place at the Clubhouse
(with the exception of the garage sale)*

Special Events

Annual Meeting, Feb. 20, 6 p.m.
Easter Egg Hunt, March 22, 1 p.m. **Sharp!**
Garage Sale, June 7, 9 a.m. – 4 p.m.
Halloween Party, Oct. 31, 5 - 8 p.m.
Holiday Party, Dec. 6, 3:30 - 7 p.m.

Board Meetings (6:30p.m. except for Feb.)

January 16
February 20, 6 p.m.
March 19
April 16
May 21
June 18
July 16
August 20
September 17
October 15
November 12
December 10

(Note: There will be one month during the summer when the board will not meet. When that month is chosen, we will post it)

HOA Board, Committee, and Clubhouse Contact Information

Andrea Jones, President

ajones@washougalsunset.org

Kathy Meikle, Vice President

kmeikle@washougalsunset.org

Frieda Flint, Secretary

fflint@washougalsunset.org

Pam Austin, Treasurer

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Bob Hart, Parks & Trails

bhart@washougalsunset.org

Jennifer Meuljic, Architectural Control Committee (ACC) Chair

jmeuljic@washougalsunset.org

Special Events

Jennifer Meuljic, Chair

jmeuljic@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

Clubhouse Report

The clubhouse continues to get a lot of use. Just like your own home it requires constant upkeep and maintenance. We also have a few major projects planned for 2008 including:

- An upgrade of our electrical system. The current system is inadequate especially when the clubhouse is being fully utilized. We will add an additional electrical panel that will support the pool, hot tub and workout equipment.
- Installation of an air exchanger in the pool room that will help to reduce moisture
- Replacement of the pool heater (our old one is unreliable and breaks down frequently)
- Installation of new lighting in the parking lot

If you haven't been to the clubhouse lately please stop in. Pacific Lifestyle Homes worked with us to open up a moldy storage closet and add new view windows in the game room. It looks great.

Parks and Trails Report

Heavy pruning around the clubhouse grounds is essentially complete; there is still minor finish work to do. The overall look of the clubhouse area is much improved. The view from the gathering room is no longer blocked by the arborvitae and is excellent. Please take a look!

The curb along the private road near the basketball court has been painted yellow and “resident only parking” signs have been installed. Our intent is to limit people parking there. There is adequate parking on Sunset Ridge in front of the clubhouse. There have also been some issues about cars parking all night in the clubhouse lot. Signage has been put up reminding people that overnight parking is not allowed.

Blackberries have been heavily cutback along the trail system to better control their growth over the trail as the year unfolds.

The Never Ending Story....

Thunder and Lightning Maintenance has continued their excellent work maintaining the open space. Even with all their efforts, irresponsible pet owners continue to be a problem. The triangle park bordered by 56th and I Streets has been especially pathetic lately, with a variety of offenders as gleaned from the evidence. You, the homeowners, pay for parks and trails maintenance and I would rather have the maintenance team spend their time more productively. The Association continues to find ways to address this problem, but we need your help. If you can identify the offending pet owner, please notify animal control, contact Invest West, or email me. The Association will follow up on any specific complaints.

It only takes a few bad owners to cause a big problem. Please help keep our parks clean and healthy for the children in the neighborhood by reporting them.

FAQ Corner

(Frequently Asked Questions)

During the year and at the annual meeting, questions come to the Board and Invest west 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.

FAQ (Contd.)

1. Question: Does the City of Washougal have neighborhood associations, and could Sunset Ridge be part of that system?

Answer: There are no such associations in Washougal. Our homeowner’s association is the closest thing we have. The way to be heard is to participate in HOA meetings, attend City Council meetings and get involved in local community events. Go to the Association website at:<http://washougalsunset.org/> to learn more about what you association does. To find out more about the City you can call 360-835-8501 or go to their website: www.cityofwashougal.org.

2. Question: Could Sunset Ridge use its buying power to purchase things like Internet, bark dust, painting, window washing, etc.?

Answer: No. That is beyond the scope of the HOA. Of course, individual families can band together on their own to purchase items.

3. Question: Can the HOA lower its dues?

Answer: Not at this time. In addition to some needed maintenance for parks, trails, and clubhouse, the HOA needs to continue setting aside reserves for future needs (so that homeowners will not be assessed for those needs later). The current board is committed to not increasing our monthly dues and made budget adjustments this year to achieve that goal.

4. Question: Could we use solar panels to heat the clubhouse, thereby saving money and perhaps even earning money by selling power back to the PUD?

Answer: We are investigating the possibility of installing solar panels at the clubhouse to reduce the cost of electricity. If the project looks feasible and cost effective, and there are no other pressing expenses, the board will consider it for the 2009 budget.