

Summer
2009

Sunset Ridge HOA Newsletter

Clubhouse Phone (360) 335 - 0682

Upcoming Events and Reminders:

- Next Board meeting will be on July 22 and will start at 6:30 pm.
- Corporal Ferguson from the Washougal Police Department will be at the July meeting at 6:30 pm to talk about recent neighborhood safety issues.
- A new City of Washougal ordinance restricts fireworks in City limits to only one day – the Fourth of July! Questions? Call WPD at 835-8701
- Please remember to clean up after your fireworks. There was a lot of debris after last year's fireworks. You will receive a notice from Investwest if not cleaned up.

Vandalism in the Community

In light of the recent escalating crime/vandalism in our neighborhood, an officer from the Washougal Police Department will speak at our July 22nd board meeting from 6:30-7:00p.m. Here are a few of the neighborhood incidents which have many homeowners concerned: intentional damaging of trees (broke limbs & bark stripping), park vandalism, foul graffiti on our parks and trails and homeowner property, loitering in common areas, and breaking curfews in the parks. Please attend our July 22nd board meeting so we can discuss and learn how to proactively maintain our quality of life here at Sunset

Ridge.

Two examples of recent problems:

On June 12/13 Sunset Ridge was tagged with extensive graffiti. Graffiti was sprayed on seven fences, five parks signs, two sidewalks and one car.

A birch tree in triangle park was severely damaged. Bark was completely stripped from a 5 foot section all the way around the tree. It will not survive and will need to be removed. There are no plans to replace it.

If you know who may be responsible please contact Bob Hart at bhart@washougalsunset.org so that those responsible can be fined for damages.

Calming Down

The Association has been working with the City of Washougal Public Works Department to address the well documented excessive traffic speed problems on our neighborhood streets.,

As a result of this effort the City has recently installed three speed cushions in the neighborhood. Two cushions are on Sunset Ridge Drive and one on 51st Street.

Many thanks to the City of

Washougal for helping us address this problem.

Please show your support for this project by contacting the Public Works Department at: 835-2662.

Rules, Fines and Other Exciting Things

The Board has been working to develop a consolidated set of Rules in a single document for use by homeowners in the Association. This information is currently very dispersed between different phases of the development, clubhouse rules, and parks and trails rules. In addition, previous Boards have modified rules and changed the fine structure for different infractions.

Most of the Board's effort is focused on having one source for homeowners to find anything they need. In some cases, rules will be rewritten to clarify confusing or inconsistent sections. In others, the Board will be adding new sections.

One key addition will be to add rules for owners that have rental properties in the development. This is intended to provide more tools for the Association to deal with problems at rental properties and insure that homeowners respond to them. Examples include requiring notification when an owner rents a property and requiring an owner to terminate a lease agreement with a tenant if requested by the Board.

Final review and adoption of the document is scheduled for the July 22nd Board meeting.

Trees and Sidewalk Access

This is to remind you that City of Washougal ordinance requires that trees adjacent to the sidewalk must be pruned to provide adequate room for easy pedestrian use of the sidewalk.

If you have any questions about this please contact the City of Washougal code enforcement officer Sherry Montgomery at:

835-2662 or smontgomery@ci.washougal.wa.us

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