



CROA Newsletter Fall 2020

A Note from Your (New) President

Hello Everyone!

Let me introduce myself. My name is Sally Wright and I have stepped forward to fill the rest of Sally Savidge's board term which runs to June 2022. I have lived here for 16 years and previously served on the board 10 years ago. I am committed to fostering communication, particularly with new owners and encouraging the next group of homeowners to assume the leadership role of joint governance of our HOA (the Board). I join three very committed individuals who are currently serving on the Board. Owner, Sherri Hooker, Secretary, who has kept everything afloat the past couple years, Anita Strain, Cherry Ridge Apartments, multi-family director, and Roger Shirley, Cherry Park Market Center, commercial director. We are very fortunate to have these individuals looking after the financial interests as well as the livability and appearance of the neighborhood.

We sincerely thank Sally S for her numerous years serving on the board. She always kept the best interests of the Association foremost in her leadership and the neighborhood is the better for that.

In this mailing you will find a copy of the 2021 budget, your assessment/dues invoice, and a cover letter from our management company. After reviewing the 2021 budget and evaluating likely expense increases, we were able to keep increases to a minimum. Assessment/dues will increase by (only) \$4 for 2021. We worked very hard to keep the cost to our homeowners at a minimum. In addition, we chose to not collect monies for the reserve fund (which we also did in 2020). We know this has been a challenging year for many of our families. At least for the time being we feel comfortable with our reserve amount, but it remains a budget item to consider each year.

The multi-family and commercial properties contribute 35% of the operating budget to support Cherry Ridge Owners' Association.

Payment of the assessment/dues is NOT made by your mortgager. You will need to make payment by whatever method you chose.

I look forward to working with all of you. Thank you for the time and effort you put into your properties. It shows!
Sally W

As we go into the winter months here are a few items we would like to call your attention to.

- **The East wind...and trash and recycling receptacles.**



As you know (or will soon learn) the East wind can be brutal. If it can blow down a fence it can definitely knock over a waste receptacle. Please secure your trash and recycling bins with the strap and s-hook on the lid. If you need a new strap and/or a new receptacle, contact Waste Management at 1-800-808-5901. They are quick to respond, often on the next pick up day. Please consider putting your cans out early in the morning rather than at night and/or laying them down with lid secured on particularly windy days.

And p-l-e-a-s-e, waste receptacles are **to be OUT OF SIGHT** per the CC&Rs, 5.12. We mention this in every newsletter 😊. Any placement that can be seen from the street is inappropriate. Please find a new location for the bins.

- **The homeless issue** is not going away. Camps have continued to pop up in areas around us. If you see a camp you can call the non-emergency # for Troutdale, 503-823-3333 to advise of their presence. It is recommended to not approach the campers, but it is important "to report" the camps for follow up by law enforcement and to document the homeless problem here in Troutdale.
- **More dwellings**, more people, more traffic, more opportunities for thefts.
It is impossible to not notice the building going on around us; the apartments on 242nd & Cherry Park (who knew they could fit that many buildings in that space!), the townhouses directly across from Reynolds High School and the houses being built East of our neighborhood on Sturges Lane (there is NO through access of/for this development to Cherry Ridge; emergency access only).
 - These developments will eventually increase traffic although at present with on-line classes in the district, traffic is light. Please be alert and aware as you drive on Cherry Park in particular.
 - It also brings more interest and opportunities for thefts...car, property, etc. There have already been instances of car and storage unit break-ins at the new apartments and our landscape company recently had equipment stolen from their trucks.
 - So, secure your vehicles; if you have older ones, get a "club". Better yet, clean out the garage and park the vehicle in there and put tools et al in garage or back yard.

Bits and Pieces

Please join us on Face Book



For real-time communication, please join us on **FACEBOOK...Cherry Ridge Owners Association – Troutdale.**
<https://www.facebook.com/groups/CherryRidgeOwnersAssociation/>

Information posted here is generally of community interest, including safety concerns, community activities, lost (& found) pets, recommendations for services, etc. Please note, Face Book does not reach all Cherry Ridge residents.

Please use the Association contact(s) as listed on the Website
<http://www.cherryridgehoa.org/board.html>
 for individual concerns. This provides privacy as well as a paper trail for follow up if needed.

Email Addresses

We would like you to share your email address with us! We want to move to on-line communication, eliminating costs associated with hard-copy newsletters, board election materials, and even eventually invoices.

Please forward your email address to Sherri Hooker at secretary@cherryridgehoa.org so we can get this process started.



Warm holiday wishes to you and your family...however you get to celebrate them!