



PO Box 33 Troutdale OR 97060

November 2021

Hello Everyone!

It is hard to believe that another year is closing in on us. Life has taken on “a new normal” as we continue to push through Covid-19. Students have returned to the classroom and the neighborhood is once again dodging traffic and picking up litter 😊. But it is good to see the activity as we continue to look forward to “more normalcy” as we move to 2022.

I have been in my position as president for little over a year now and I am proud of the work The Board has done, the response of owners as we worked through various issues, and the commitment of owners to maintain the appearance, safety, and stability of Cherry Ridge. Thank you to all of you for your commitment and support.

Cherry Ridge Owners' Association
Sally Wright (Sarah W Wright)
President

2021 IN REVIEW

- 2021 was a challenging year in many ways. We were hit by mail thieves in late 2020 and early 2021. We ended up replacing 14 mail units due to damage or wear and tear. Cost to the Association was \$22,100 which came from our reserves (liability for remaining units [8] is approximately \$14,000). Hopefully the thefts have stopped, and remaining units will hold up for a few more years.
- We were also hit by storm damage after the February winter storm. Removal of broken branches throughout the neighborhood, in the bioswale and one tree totally uprooted on the pathway between SW Napoleon and SW Berryessa. Cost for removing these downed trees and branches was \$1,800 also taken from the reserve account.
- And of course, the unimaginable heat in late June. While some air conditioning units gave out in the neighborhood, both people and vegetation made it through it. We have put off some landscape maintenance to Spring '22 to give vegetation time to recover from the extreme temperatures.
- Through September of this year the Association mailed close to 50 “courtesy violation letters” advising owners of infractions re: CC&Rs. Most of them were for trashcans in public view. As of November, we have only one on-going violation. Thank you, owners, for taking pride in your neighborhood and following the CC&Rs.

- 20 homes, a full 10% of Cherry Ridge, were sold over the past 12 months. This means a lot of new faces and education as to what planned communities entail and what it means to have CC&Rs (Codes, Covenants & Restrictions). Each new owner receives a “Welcome Letter,” (new in 2021) introducing owners to the Cherry Ridge Owners’ Association (CROA), how they can participate in the shared governance, as well as the CC&Rs that most directly apply to owners. Also included is a copy of the Architectural Control Committee (ACC) request form. The goal is to give new owners information and tools to help them feel comfortable in their new neighborhood and for them to know expectations of planned communities. The “Welcome Letter” is under “Forms” on the Cherry Ridge website.
- Issues with the emergency access gate on SW Sturges have finally been resolved. After several forced openings, a substantial lock was put on the bar. In addition, “No Parking” signs on both sides of the gate have been erected after determining this had not previously been done. I worked closely with the City of Troutdale to accomplish this.
- 2021 Expenditures
As of our financials through October ‘21, we are over budget by several thousand dollars, some of which will even out by the year end. We turned off the irrigation system six weeks early to save (a considerable amount) of money and have done only urgent landscape projects (bioswale cleanup including blackberry vine removal). We will get bids for trimming of trees along Cherry Park Road early next year (we also held off on this due to the extreme heat giving the trees time to recover). We will need to cover any shortfall from the Reserve fund.
- The culprits here? Hard-copy mailings and not budgeting for emergency landscape incidents in the operating fund.

To That End.....

***We must move to email communication
as we can no longer afford to mail CROA information***

Mailing information to owners is no longer a good use of our assessment dollars! Each mailing costs upwards of \$400 depending on the number of pages of the communication. This includes postage, paper supplies, cost of printing and assembly. Our mailings have included the election process (2 mailings) assessment/invoice communication (this will continue as a hard-copy mailing) and one or two newsletters throughout the year.

State statutes re: planned communities, indicate we must communicate with all owners. We will mail information to owners who do not have email.

P-L-E-A-S-E...email your address to secretary@cherryridgehoa.org AND president@cherryridgehoa.org before you even set this newsletter/invoice aside. Please include your name, street address and/or lot #. Email will be used ONLY for Cherry Ridge Owners’ Association (CROA) business. They will never be shared, never exposed. We will maintain our Face Book page for neighborhood communication. One email address per lot/address, please.

If you do not have email, please call 503-665-5031. Leave your name, address, or Lot # as above.

Yearly assessment invoices will continue to be mailed.

This will be a process through the winter months with the goal of “being ready to go” for elections in June. Thank you for your help with this

LOOKING AHEAD TO 2022

- 2022 Assessment

The 2022 assessment for owners is **\$188.63**, which is a 10% increase. As you are aware, the cost of services and supplies have increased this past year. We are not immune from that. We are also budgeting for weather/storm damage in the Operating Budget rather than pulling from the Reserves (where it has consistently been paid), increasing the operating budget by approximately two thousand dollars.

In addition, the Association is assessing **\$11.37 to the Reserve Fund**. Total assessment for owners is \$200.00 for 2022. We have not collected a Reserve Fund assessment for the past two years (2021 was in response to Covid 19 and the economic uncertainty for families). However as mentioned above we have had significant outlay of reserves (\$24,000) over the past 12 months and need to start replenishing the Reserve Fund.

We are truly fortunate to have our commercial and multi-family partners who contribute 35% to our Operating Budget. Without them, our yearly assessment would be much higher. Our assessments continue to be lower than comparable neighborhoods in the area.

There are ways you can help use our funds wisely:

- Pay your assessment by the end of January. Follow-up requests for payment result in operating expense, material & postage costs.
- Be aware of the CC&Rs and adhere to them. They are not onerous...they protect the appearance and value of your property. Chasing down violations cost money=time, supplies, postage, etc.
- Help us move to email communication by sending your email address to us (for CROA business only). See separate article.

- 2022 Goals

#1—Convert to email communication. This will save us over \$1,200 per year.

#2—Develop specific written guidelines for house painting for both owners and for ACC approval process.

#3—Add two more members to ACC (Architectural Control Committee). Please step forward...we need you!!

#4—Revisit “sidewalk lift” project.

#5—Cherry Park “Safeway” tenant progress.

Roger Shirley, Board member and manager of the property (Merlone Geier Partners), is very upbeat about progress being made both on repairs of the building and negotiations to fill space. He has not indicated who or what will fill the location, but he is hopeful new tenant (or tenants) will be ready for mid-summer "opening." That is all the update we have currently. Stay tuned ☺

We look forward to working the neighborhood as one of the



together in 2022 and maintaining best in the area!

2022 Board Meetings via Zoom

6pm

- Tuesday, March 15
- Tuesday, June 21

Annual Meeting. Election for Board position prior to this meeting

- Tuesday, September 20
- Tuesday, December 13

We will continue Zoom until further notice

We have a Board Meeting scheduled for December 14
We will determine whether it is needed as we get closer to date.

Remember....Owners have three options to get CROA Communication

- **CROA Website:** <http://www.cherryridgehoa.org>
Website has all forms and processes, By-Laws and CC&Rs, Board & Invest West contact information and history. Announcements posted on homepage.
- **Face Book:** In addition to Association news, provides real-time options for neighborhood...lost pets, help with weather issues, “heads up,” etc. *Be sure to indicate address if asking to be added to group. Request will be denied without it.* <https://www.facebook.com/groups/CherryRidgeOwnersAssociation>
- **Email via Invest West:** If you prefer receiving information via email, please send your address to secretary@cherryridgehoa.org . You will be added to the distribution list. This is a “no response” email.
- Payment questions should be addressed to Pat Reedy at preedy@iwmhoa.com

Welcome Thomas Schnaars

The Board is pleased to welcome Thomas Schnaars as the Multi-Family Board member. Thomas has many years of experience in property management and is currently overseeing a major upgrade at the Cherry Ridge Apartments. Thank you, Thomas for being part of the Board! Your input is greatly appreciated!

Recent property damage incidents and safety concerns have upset and shaken all of us. Please, no matter how minor the incident, call the Troutdale police non-emergency **#503-823-3333** to report. It helps them know trends and problem areas and possibly increase patrols. If someone is interested in leading a Neighborhood Watch, we can certainly explore the possibility.

Cherry Ridge Owners’ Association Board Members

Name	Email	Phone
Sally Wright, President (Sarah W. Wright)	president@cherryridgehoa.org	503-665-5031
Sharon Caminiti, Secretary	secretary@cherryridgehoa.org	503-984-0543
Thomas Schnaars, Cherry Ridge Apartments	multifamily@cherryridgehoa.org	503-618-0186
Roger Shirley, Cherry Park Market Center	rshirley@merlonegeier.com	360-772-5136