



November 2022

Hello Cherry Ridge!

How did we get to the end of 2022 so quickly? Wasn't it just yesterday we welcomed in the new year with hope that Covid-19 would no longer completely rule our lives? And what about that surprise snow in April. That was only six months ago. One really wonders what "normal" is anymore.

Cherry Ridge Owners' Association (CROA) has had a good year in that any surprises were manageable, and finances have been adequate. Most owners have reacted positively to reminders re: CC&Rs, and the neighborhood is looking good. Approximately a dozen houses sold in 2022. We welcome our new owners and are glad to call them neighbor!

The Board will continue to evaluate and respond to neighborhood issues and concerns, common area maintenance and improvement, and CC&R guidelines with home values, neighborhood appearance and safety as the priorities.

We thank each and every Cherry Ridge owner for keeping Cherry Ridge one of the best neighborhoods in the area!

And we thank our partners, **Cherry Park Market Center** (MerlorneGeier Partners) and **Cherry Ridge Apartments** for their contributions to CROA. Their business expertise has been invaluable in budget and spending work, and Roger & Thomas are great to work with. Thomas Schnaars, Manager of **Cherry Ridge Apartments**, reports the long-term project of building upgrades and repainting is complete...and it looks fresh and timely. **Cherry Park Market Center** got a big-time, long-term tenant in MuvFitness (hard to miss!). The center, however, is for sale and while no news is pending, we know the Board will miss Roger Shirley's expertise and support when the time comes. Thank you, Roger.

You can find Board contact information on the website as well as many other resources.

Sally

Cherry Ridge Owners' Association

Sally Wright (Sarah W Wright) President

president@cherryridgehoa.org

DATES FOR 2023 BOARD MEETINGS—PLEASE JOIN US

ZOOM login posted on Face Book page and sent via email from Invest West, 2-3 days before meeting.

Information also on Web Page

Tuesdays 6 p.m. via ZOOM

March 14, 2023

June 20, 2023—Election for Board Member

September 19, 2023

December 12, 2023

Last meeting in 2022--Tuesday, December 13 @ 6 p.m. via Zoom

Cherry Ridge Owners' Association (CROA) Assessment for 2023

The Board approved the 2023 budget at its September 20, 2022, Board meeting. **The total assessment for owners is \$216.00;** \$203.72 operating fund & \$12.28 reserve fund. This reflects the anticipated increase in cost of services to support CROA obligations.

Reserve funds cover large-scale and/or unexpected expenses. An example of this has been the replacement of mail units over the past 18-24 months due to damage and thefts. 19 units have been replaced @ \$2,500 to \$3,000 per unit. Only three original mail units remain.

Our goal is to stabilize the assessment/operating fund amount if possible and concentrate on replenishing the Reserve Account. The major concern at this time is repair or replacement of the irrigation system. It was installed as Cherry Ridge was built @ 1995 and has particularly shown its age this year.

Our partners, Cherry Park Market Center (commercial) and Cherry Ridge Apartments (multi-family) contribute an additional \$21,650, for a total budget of \$63,005.00 for 2023. We contract with Invest West to manage the financial and paperwork aspects of the CROA, a necessary partnership when a Board serves on a totally volunteer basis.

Year-to-Date Financials

Through September CROA has been operating within our established budget. Our irrigation costs have been down as several areas did not function off & on throughout the summer, and the walk-through area between SW Napoleon and SW Berryessa did not function at all due to a broken pipe. It has now been replaced. Irrigation has been turned off as of October 15th. The Board is having a comprehensive review of the irrigation system done which will largely direct how we use our Reserve funds.

Completed projects this year were the trimming (canopy height) and removal of dead trees on common areas. We also cleaned up the fallen trees in the bioswale while providing a habitat for our local creatures.

REMINDER FOR ALL OWNERS

Architectural Control Committee (ACC) Approval on Projects

We have had a significant number of owners (majority of whom are long-time residents of Cherry Ridge!) fail to seek pre-approval of their projects this summer. **The need for pre-approval has not changed.** Information with updated guidelines, easier process, shortened approval time and forms was included in your May mailing.

The most common projects are (full list with instructions on ACC form)

- roofing
- painting
- fencing
- siding

Noncompliance with the CC&Rs can result in significant fines and/or a request for removal or replacement of the unapproved project if it does not meet CC&R/ACC guidelines (CC&Rs, Article VII, Enforcement). It could be an expensive omission! **ACC pre-approval of projects protects YOU, the homeowner,** and helps to assure consistency in the neighborhood.

The Board could also consider imposing fines for owners who do not seek pre-approval should this problem persist even if outcome is acceptable. CC&Rs are available online at www.cherryridgehoa.org Be in compliance and save time and headache of a violation.

Two Troutdale City Ordinances to be Familiar With
Please make appropriate changes or repairs if needed

10.12.040 - Private property parking.

- A. Properties in areas zoned for any density of residential shall have no more than five motor vehicles per primary residential unit, including not more than two recreational vehicles and not more than one abandoned vehicle, parked or stored on private property, day event parking excluded.
- B. All motor vehicles parked on private property shall be parked on a hard surface, such as compacted gravel, concrete, asphalt or similar durable material. Soil, vegetation, and loose rock, gravel or stone is prohibited as a parking surface.
- C. Except upon a driveway or other approved surface, no vehicle shall be parked on private property within the front yard, except for the immediate loading and unloading of persons or property.
- D. No vehicle or recreational vehicle shall be parked on private property so as to extend into the public right-of-way.

CROA, Parking CC&Rs 5.10, address parking ON owner's property.

12.05.080 - Sidewalks.

- A. The owner(s) of land abutting any street in the city shall be responsible for constructing, reconstructing, maintaining and repairing the *sidewalks*, curbs, driveway approaches, and parking/landscaping strips in the public way abutting or immediately adjacent to said land.
- B. Said property owner(s) shall be liable for any and all damages to any person who is injured or otherwise suffers damage resulting from the defective condition of any *sidewalk*, curb, driveway approach, or parking/landscaping strip in the public way adjacent to said land, or by reason of the property owner's failure to keep such *sidewalk*, curb, driveway approach, or parking/landscaping strip in safe condition and good repair.

Sidewalk lift guidelines are on website under "Forms." Contact City of Troutdale if you have questions. Also, remember to rake Fall leaves off sidewalks so no one slips on them in wet...or dry...weather. Parking strips are also owner's responsibility 😊.

WE NEED TO MOVE TO ELECTRONIC COMMUNICATION TO SAVE MONEY

Cherry Ridge was established in the mid 90's when personal computers and email was just getting started.

30 years later...each mailing costs \$300 to \$500 depending on number of pages. This includes running copies (paper/ink), envelopes and labels, and obviously postage, (which will be going up again January 1st) as well as cost of assembly. We do at least three mailings a year (note: Invoices & assessment information at year end will continue to be mailed for the time being).

So, P-L-E-A-S-E

Email to president@cherryridgehoa.org ***your name, lot# and/or address and email you want us to use*** (if you previously did so, thank you!). This will be strictly for Cherry Ridge Owners' Association (CROA) communication. We will only email when needed...Face Book will remain the conversational, real time communication piece.

<https://www.facebook.com/groups/CherryRidgeOwnersAssociation>

If you do not have email, please call 503-665-5031 with your name and address and/or lot number and advise you don't have email. We will make sure you get information mailed to you.

Saving these dollars...\$1,000 to \$2,000 a year...can help our bottom line. Help us with costs by sharing your email address so we may help **you** with smaller assessment increases. Thank you!