



Dear Owners:

May 25, 2023

I am writing to follow up on the Board's April mailing seeking owners who were interested in serving on the Cherry Ridge Owners Association (CROA) Board.

Unfortunately, we had **no** owners express an interest in joining the Board; a concern that I will address below. That is the bad news. The good news is Sharon Caminiti has offered to serve one more year on the Board, through June 2024, while we work to actively recruit potential Board members. The Board has accepted that offer and will confirm her Board position at the annual meeting on June 20, 2023, 6 p.m. on Zoom. Sharon's presence will give the Board time to talk with owners, encourage them to step forward to serve on the Board and help maintain Cherry Ridge as one of the best neighborhoods in East County.

Thank you, Sharon. We all look forward to working with you for another year and wrapping up projects, etc., we have started.

Now, if I may address all of you . . .

The time has come for the Cherry Ridge Owners' Association (CROA) to be led by newer, and presumably younger homeowners. Many of us who have lived in Cherry Ridge for 15-20-25+ years have served on the Board in multiple capacities, and many have served multiple times. It is the committed work of these owners that have helped to maintain the livability of Cherry Ridge, ensuring (and increasing) property values, that likely brought you to Cherry Ridge and your desire to live here. This commitment both enhances our day-to-day experience and provides for safety and security of our homes. To continue this commitment, Cherry Ridge needs to be led by a "new generation of home owners"...**YOU**...as **YOUR commitment** in your investment and the families who come after you.

The next Board members will have what none of us have previously had—an Operating Manual--that addresses what needs to be done when, and how to do it. It will include resources and contacts and even suggestions to make the process easy. This is something I have been working on and vowed to leave with the Board for future Board members. It beats the previous practices of "here's the box of files and good luck". This Board has worked hard to address outstanding issues as well as plan for the future.

All of this to say, being on the CROA Board does not need to take a lot of time. **P-L-E-A-S-E** consider running for the Board when elections come around in 2024. Both Sharon and I will be leaving the Board at that time, but you will be joining strong leaders in Thomas Schnaars, Multi-Family and Stuart Crandall, Commercial Property. In the meantime, we will be actively reaching out to owners about joining the Board, and invite owners to contact us at any time with questions, etc.

Thank you very much. Sally (Sarah W Wright), President

What Has the HOA (Cherry Ridge Owners Association, CROA)

Accomplished this Past Year?

We are Glad You Asked 😊

- Dead trees were removed from common areas along with miscellaneous dead branches on the ground.
- All trees over sidewalks on common areas were trimmed to appropriate canopy height as required by the City of Troutdale. The total cost for both was @ \$5,000.
- We were poised to trim trees on our common property along Cherry Park Road. . . another \$3,000+ . . . when Multnomah County swooped in and trimmed all trees on Cherry Park Road to appropriate canopy height. We were surprised, but we did not stop them 😊. Trees may not need trimming again for 7-10 years. Yea!
- We authorized significant repairs to the irrigation system for a total @ \$5,000. This is the original irrigation system from the mid 90's. We are hoping that regular maintenance and repairs will extend its life for many more years. It will be a costly replacement when the time comes (Reserve Funds would be used for this purpose).
- We got the lighting at the Cherry Ridge rock (Cherry Park Road & Sturges Lane) repaired and functioning on the correct night-time schedule. It is so nice to see the Cherry Ridge rock in lights as one comes down Cherry Park Road!
- We closely monitored watering of common areas in 2022, shortening the watering period to save money, turning off the water in mid-October 2022. We saved approximately \$3,000 from our budgeted figure. We will monitor water usage again this year. Unfortunately, we can't stop all the run-off downhill 😊.

What's on the Horizon?

- We have commissioned a Reserve Study with Schwindt and Company, to establish guidelines for future spending on common area maintenance and projects. This will determine how much we need in our Reserve Account which translates into how much we need to assess Owners each year. This is the first one we have done in 10 years. Costs for repairs and equipment have increased and equipment has gotten older, so new figures are needed.
- We have a couple sidewalk areas that need to be repaired, re: lift. We will be working on that over the next several months.
- We will continue to monitor whether we feel "No Trespassing" signs are needed in common areas. It is not as simple as just posting a sign. While we have people pass through the area, leaving trash behind, we have not experienced any disruption, camping, etc.
- Interested in adopting Cherry Park Road on litter patrol? We'll investigate the process with the County as time allows.

CROA ANNUAL MEETING
TUESDAY, JUNE 20, 6 P.M., ZOOM
PLEASE JOIN US!
LOG-IN INFO PROVIDED WEEKEND
BEFORE MEETING

THINGS TO REMEMBER

All owners are obligated to follow the By-laws and Covenants, Conditions & Restrictions (CC&Rs) as contained in the Declaration of Cherry Ridge and recorded 05/03/1996 and registered with the State of Oregon. CC&Rs, By-laws and all other applicable forms and processes are on the website <https://www.cherryridgehoa.org/> . The CC&Rs are not arduous; they are reasonable and assure the integrity of the neighborhood.

OWNERS WHO RENT HOMES

YOU, as the owner of a Cherry Ridge lot/house, are responsible to make sure your renters are following ALL the Cherry Ridge CC&Rs, as well as applicable City guidelines. Your property should be kept in an acceptable condition, including yard maintenance, absence of trash etc. in front yards, appropriate stowing of trash receptacles, repairs such as fences particularly as they affect the safety of residents, appropriate parking by renters, and appropriate housing of pets owned by renters. Violations will be issued to the owner if warranted. We have had multiple situations with rental homes this Spring, which has resulted in addressing this issue here. CC&Rs are on website. Give them a copy of pages 16-18 or write applicable CC&Rs into your lease agreement. If you live in the greater Troutdale/Portland area, please make it a practice to check on your house(s) and tenant(s) on a regular basis. It should not be “out of sight, out of mind.” Thank you.

ACC APPROVAL IS NEEDED BEFORE WORK BEGINS FOR

- Fencing (new or entire replacement of fence; repair does not need approval)
- Paint/Repaint SEE ADDITIONAL GUIDELINES BELOW
- Roofing Indicate type of roofing material
- Secondary Structure
- Siding Indicate type of siding
- Solar Panels SEE ADDITIONAL GUIDELINES ON WEBSITE

We had approximately a dozen owners (all long-term residents!) proceed with house painting and/or roofing without getting *ACC Approval* over this past year. Without approval, you can be asked to redo or remove work done, at your expense. The ACC form and process are on the website, <https://www.cherryridgehoa.org/> under Forms.

Article 5, Exterior Paint 5.17 Additional Guidelines Effective June 1, 2022 (06/01/2022)

1. The Architectural Control Committee (ACC) will no longer accept paint chips/small color samples for approval of house painting color(s).
2. Owners have option to
 - a. Paint a small portion of the house OR
 - b. Paint a 20 x 30 whiteboard (2 coats, please)with proposed exterior paint and trim color
 - c. If using whiteboard sample, place it in an easily accessible area for ACC members to view at their convenience. Please paint an easy-to-access portion of the house so ACC members can review without having to contact owner to facilitate the process. Owner does not need to be present unless they choose to set up meeting with ACC member.
3. Two (2) members of the ACC (Architectural Advisory Committee) must approve the proposed exterior color. If two members are not available, a Board Member may serve as second reviewer.
4. If owner does not receive approval by the ACC for their exterior paint color(s), the owner has the right to an appeal. Appeal process on ACC form.

ALL GOVERNING DOCUMENTS AND CROA ENFORCEMENT PROCEDURES ARE ON THE CHERRY RIDGE WEBSITE. PLEASE FAMILIARIZE YOURSELF WITH THESE DOCUMENTS.

<https://www.cherryridgehoa.org/>

- *Bylaws of Cherry Ridge, a Residential Planned Community*
- *Declaration of Protective Covenants, Conditions and Restrictions (CCRs) Affecting Cherry Ridge*
- *Resolutions*
- *Forms*
 - ✓ *ACC Request Form*
 - ✓ *Violation Procedure including:*
 - *Cherry Ridge Enforcement Procedure*
- *Schedule of Fines*
- *Copy of Article VII, Enforcement Procedure; Article VIII, General Provisions*
- *Hearing Request*
- ✓ *City of Troutdale Parking Ordinances*
- ✓ *House Bill 2543, No Discriminatory Language in Governing Documents*
- *Monthly Financial Statements*
- *Board Meeting Minutes*

QUESTIONS OR COMMENTS?

Please feel free to contact your Board members. All contact numbers . . . Architectural Control Committee and Invest West Property Management . . . are on the website

<https://www.cherryridgehoa.org/board.html>

Thank you for your commitment to Cherry Ridge. We appreciate it And we appreciate you!

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
Stuart Crandall, Cherry Park Market Center	commercial@cherryridgehoa.org	206-817-5044

SMALL STUFF THAT BUGS ALL OF US

- Remember, please, to pick up your dog's business and dispose of it properly.
- While we tend to relax guidelines for parking of recreational vehicles and utility trailers during the summer, please remember they are to be stowed behind a barrier on a long-term basis; CC&R 5.10.
- City of Troutdale Parking Ordinances are followed for street parking. All information is on website

CITY OF TROUTDALE INFORMATION AND GUIDELINES

Below are articles from the Troutdale Champion newspaper that are applicable to the Cherry Ridge neighborhood. We have not been receiving the Champion on a regular basis for some time, but I hope after speaking with the Post Office earlier this year, we are back in the delivery cycle. There is a wealth of information in each issue! Archives can be accessed at

https://www.troutdaleoregon.gov/executive/page/troutdale-champion-newsletter#online_archive

Detailed instructions for filing a Non-Emergency Police Report ON LINE are included in May-June 2022 edition.