



Hello Everyone. Welcome to 2021. I am not exactly sure how it is unfolding, but hopefully it will be a “good year” as we get further along.

This newsletter is focused on renewed attention to the physical appearance of Cherry Ridge as outlined in the CC&Rs (Codes, Covenants and Restrictions) including the violation process and potential fines.

When we purchased our homes in Cherry Ridge, we chose to live in a planned community “ . . . with established Bylaws and Protective Covenants, Conditions and Restrictions (CC&Rs) that define (the) responsibilities of the Cherry Ridge Owners’ Association (CROA). The Cherry Ridge Owners’ Association is made up of homeowners, Cherry Ridge Apartments and Cherry Ridge Market Center. Specific responsibilities are outlined in the Bylaws and Codes & Covenants.”

What does this mean? It means we have joint responsibility in keeping the neighborhood safe and welcoming for all residents, as well as maintaining home values. The Bylaws and CC&Rs were written and recorded at the inception of the development in the mid 90’s and are 100% applicable today.

The guidelines/responsibilities for property maintenance are straightforward, primarily outlined in Article V of the CC&Rs. The ones we highlight in nearly every newsletter are: (keeping) waste receptacles out of sight; (no) extended parking for motorhomes, trailers, or abandoned vehicles (*City of Troutdale parking ordinances supersede our CC&Rs and we cannot override them. They were recently revised and are more restrictive. Updated brochure included in this newsletter for your information. Complete list on website under “Forms”*) and the same stored out of sight if on property; and (no) accumulation of trash or junk on properties. Article VI outlines the role of the Architectural Control Committee (ACC) for major projects...roofing, house painting, fence replacement, free-standing structures, etc.

The enforcement process for violations, as well as the fine structure effective 2016, is enclosed. The fines are not insignificant as you will see. Hardly worth trash receptacles in front of the garage in my opinion.

Some properties have gotten lax in maintaining their appearance. Approximately two dozen “friendly reminder letters” were sent to owners since the beginning of the year...primarily re: trash receptacle removal, but also utility trailer and vehicle violations. These will be reviewed for compliance in the stated 35 days.

Please note: If your trash receptacles are along the side of your house, they need to be out of public view per CC&Rs. If they can be seen from the sidewalk, they need to be moved or placed behind a fence or hedge. Your cooperation is appreciated.

And owners who rent homes, please make sure your renters are following the CC&Rs. Any fine will be assessed to you, the owner.

CC&Rs are not meant to be punitive nor reminder letters heavy handed. They are “the contract” we signed when we purchased our homes...maintaining the appeal and safety of Cherry Ridge...the neighborhood we fell in love with!

Thank you to all who do your part!


Sincerely,
Sally Wright
(Sarah W Wright)
President, Cherry Ridge Owners’ Association

Winter 2021

Update on Mail Unit Replacement

The Board approved replacement of four (4) more mail units since the beginning of the year due to break-ins resulting in compromised units. Each mailbox unit costs approximately \$1,950 with payment from the CROA Reserve Fund. Total replacement costs over the past six months are around \$15,000. Remember, please, we have not accessed a Reserve Account amount for the last two years. Should mail unit break ins continue and/or other repairs or replacements become necessary, the Board will revisit assessing the reserve fee in the 2022 budget. While we know mail unit replacement is the Association's responsibility...and we are glad to do it...funds must be available to cover these costs.

The Board understands the old mail units remain targets for mail thieves. The Board will have to address this possibility when/if it happens and will react quickly as we have these past months. As protection, please consider signing up for "Informed Delivery" <https://informedelivery.usps.com/> so you know what has been lost if this happens.

A huge shoutout to *The Mailbox Connection*  <https://www.mailboxconnection.com/> They provide quality products and amazingly fast service.

Welcome Sharon Camaniti

The Board is so pleased to welcome Sharon Camaniti, long-time Cherry Ridge resident, as secretary. She has already been a valuable addition. THANK YOU, Sharon for stepping forward to serve the neighborhood. Her contact address is secretary@cherryridgehoa.org

Recent property damage incidents and safety concerns, as well as mail unit break ins 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 increased patrols. If someone is interested in leading a Neighborhood Watch, we can certainly explore the possibility. Thank you!

Updated Information under "Forms" on CROA website

- Outline of Troutdale Building Permit requirements
- Job description of president and secretary; We have an election in June
- Updated City of Troutdale Parking Ordinances
- Updated ACC Form (now has email addresses on form)

Note: Off-road vehicles are not allowed on city streets.
Troutdale City Ordinance 10.28

2021 Board Meetings via Zoom

6pm

- Tuesday, March 16
- Tuesday, June 22

Annual Meeting. Election for Board position prior to this meeting

- Tuesday, September 28
- Tuesday, December 14

Owners now have three options to receive 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 animals, 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: Our new option! 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 Trish Short at tshort@iwmhoa.com.

Kudos to Troutdale Code Enforcement Division and Reynolds School District for cleaning out homeless camps in area behind Safeway and thinning out trees to make area less desirable. Homelessness will most likely continue to be a problem. Call non-emergency # 503-823-3333 if you come across a camp, etc.