

May 2025

PLEASE RESPOND BY MAY 31, 2025

Hello Cherry Ridge Owners!

The Cherry Ridge Owners' Association (CROA) Board has an exciting update for owners . . . we have the go-ahead to move to email communication which has many advantages including the ability to save major dollars that previously went towards mailing hard-copy newsletters, pertinent HOA information and the like.

Some quick background . . .

The By-laws and CC&Rs were written in 1996 when work on Cherry Ridge began. This was right at the advent of the web, etc., and before email was universally used and accepted in communication. For many years mailing information to owners was not a big expense, but in recent years it has become a real liability. The line item for production of newsletters including voting information and ballots, could run in the thousands as we paid for paper supplies, cost of copies and envelopes, postage and hourly labor.

We now have a Resolution that allows us to use email for general communication, elections and emergency notices. Our messages will be sent through Invest West Property Management, our property management company, as they have more cyber security than the HOA could provide.

We will continue to use Facebook for everyday community postings/information. Email will be used only for HOA communication.

Attached is the Resolution. Here's what you as an owner need to do.

1) If you **do not** want to be included in the email communication, you can *opt out*. We will mail you the materials that are posted. This may result in a delay of information with the time needed to create hard-copies sent through the mail.

To **Opt Out**, fill in the enclosed form. You can email it to [info@iwmhoa.com](mailto:info@iwmhoa.com). We will make note of your request for opting out and not receiving email from CROA.

2) If you are comfortable with email communication, you can confirm we have your current email by sending an email to [Info@iwmhoa.com](mailto:Info@iwmhoa.com).

3) We will follow up with individual owners as needed.

Please respond by May 31, 2025, by, so we can start emailing our newsletters, etc., in June.

Please note: ALL correspondence regarding finances, e.g. yearly assessments, late payments, collection notices, etc., must be and will be sent in hard copy by mail.

As stated above, this is a *significant* way we can affect our financial resources in a positive way, and work to keep assessment increases to a minimum.

If you have any questions, you may contact [info@iwmhoa.com](mailto:info@iwmhoa.com).

We look forward to this new era for the Cherry Ridge Owners' Association (CROA), working to maintain the livability and desirability of the Cherry Ridge neighborhood while respecting financial commitments of owners.

Thank you.

*Cherry Ridge Owners' Association*

*Sally Wright*

*(Sarah W Wright)*

*President*

*president@cherryridgehoa.org*

*Nicki Brenning, AMS, CMCA*

*HOA Portfolio Manager*

*Invest West Management*

*NBrenning@iwmhoa.com*

**CHERRY RIDGE HOMEOWNERS' ASSOCIATION**  
**Resolution of the Board of Directors**

**ELECTRONIC NOTICE AND CORRESPONDENCE RESOLUTION**

**RECITALS**

- A. The "**Association**" is the Cherry Ridge Homeowners' Association, an Oregon nonprofit corporation. The Association governs the administration, management, and operation of Cherry Ridge (the "**Community**"), a planned community located in the city of Troutdale, Multnomah County, Oregon.
- B. The Community and Association are governed by the Planned Community Act, ORS 94.550 *et seq.* (the "**Act**"), and the following documents recorded in Multnomah County, Oregon:
1. *Declaration of Protective Covenants, Conditions and Restrictions Affecting Cherry Ridge*, recorded on March 23, 1994 as Document No. 94045868, including any amendments or supplements thereto ("**Declaration**").
  2. *Bylaws of Cherry Ridge, A Residential Planned Community*, recorded on March 26, 2004 as Document No. 2004-049834, including any amendments thereto ("**Bylaws**").
  3. Plats of *Cherry Ridge*, recorded March 23, 1994 as Document No. 94-45867, and in Book 1226, Pages 69-73, Plat Records; *Cherry Ridge No. 2*, recorded March 9, 1995 as Document No. 95-27812, and in Book 1228, Pages 85-89, Plat Records; and *Cherry Ridge No. 3*, recorded February 23, 1996 as Document No. 96-27833, and in Book 1231, Pages 20-25, Plat Records.
- C. ORS 94.640 and Article 3, Section 3.03 of the Declaration vest the Board of Directors ("**Board**") with all of the powers and duties necessary for the administration of the affairs of the Association.
- D. ORS 94.630(1)(a) and Article 3 of the Declaration empower the Board to adopt rules and regulations.
- E. ORS 94.652 allows the Association to use electronic notice including, but not limited to, electronic mail (email), facsimile, or similar methods, to notice information and other written material to an owner or member of the Board, except for those notices concerning the failure to pay an assessment, the foreclosure of an Association lien, or an action taken by the Association against an owner.
- F. ORS 94.652(3) allows an owner to decline to receive or continue to receive notice through electronic communication and may direct the Board to provide notice as required by the Declaration or Bylaws.

- G. Article 4, Section 4.4 of the Bylaws requires the Association to provide owners with notice of any meetings no fewer than seven (7) days in advance, unless notice is mailed by other than first-class or registered mail, in which case notice must be provided no fewer than thirty (30) days in advance.
- H. The Board has determined that it is the Association's best interest to enhance the efficiency and effectiveness of its communication with members, recognizes that electronic communication is fast, more cost effective, and sustainable than traditional methods, and desires to adopt a policy allowing the use of email as an official means of communication with Owners for community notices, updates, and correspondence.

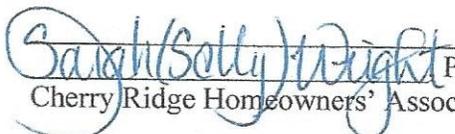
**RESOLUTION**

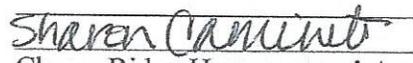
**NOW, THEREFORE**, pursuant to authority granted to the Board under ORS 94.630(1)(a) and Article 3 of the Declaration, the Board adopts the following resolution:

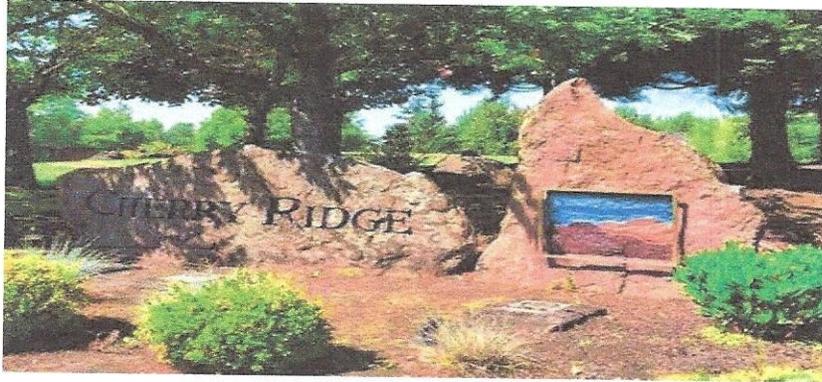
1. The Association is authorized to use electronic correspondence, including, but not limited to, email to provide Owners with notices of meetings, updates, and other relevant correspondence pursuant to ORS 94.652. The Association may not use electronic correspondence to effectively notice or communicate:
  - (a) An Owner's failure to pay an assessment;
  - (b) The foreclosure of an Association lien against a Lot; or
  - (c) Any action the Association may take against an Owner.
2. An Owner may withdraw consent to electronic correspondence by providing written notice to the Association pursuant to ORS 94.652(3). Upon receipt of such notice, the Association will provide notice to the Owner through traditional mail.
3. An Association email shall be delivered and received by an Owner upon a successful transmission to that Owner's email address or the initiation of a transmission to an address, location, or system designated by an Owner for that purpose.

**NOW, BE IT FURTHER RESOLVED** that a copy of this Resolution shall be sent to all owners at their last known address.

The undersigned President and Secretary certify that the foregoing Resolution was adopted by the Board of Directors at a meeting held on: October 1, 2024.

  
\_\_\_\_\_  
Sarah Solly Wright, President  
Cherry Ridge Homeowners' Association

  
\_\_\_\_\_  
Sharon Caminito, Secretary  
Cherry Ridge Homeowners' Association



I have read the enclosed **Electronic Notice and Correspondence Resolution**, and the explanation included.

I choose to **OPT-OUT** from receiving communication from Cherry Ridge Owners' Association (CROA) via email. I understand this may delay receipt of CROA information sent by USPS.

\_\_\_\_\_  
Lot #

\_\_\_\_\_  
Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

I may change my option at any time by contacting  
[info@iwmhoa.com](mailto:info@iwmhoa.com)