



**NEW HOMEOWNERS:**

**DID YOU RECEIVE AN HOA WELCOME LETTER? IF NOT, PLEASE CONTACT YOUR COMMUNITY ASSOCIATION MANAGER**



**FINANCIAL INFORMATION:**

Community Profile as of **09/30/2011**  
 Current # of Units: **60**  
 Units at B/O: 104  
 1<sup>st</sup> Escrow: Mar 2008  
 Assessment Dues: variable / monthly  
 Initial Contribution: \$400  
 Cash in Bank = \$ 13,277  
 A/R: \$ 1,004  
 Reserve Cash = \$ 11,659  
 A/P: \$ 5,049  
 Prepaid Assessments: \$ 6,636  
 Net Cash = \$ 1,792

The above is a snapshot only and is not all-inclusive of all actual accounting line items. Net cash means that if the HOA closed it's doors on 09/30/11 that is the equity remaining.

**CURRENT HAPPENINGS:**

New Color was installed in October at the Ridgestone Monument at Jacobia & Hancock—Pansies & Kale.

The 2012 Budget has been approved by the Board and will be sent to the membership shortly—please look for it in the mail.

New Law for HOA's effective January 1, 2012 regarding Reserve Studies. A full Reserve Study is now required for Ridgestone. More information will be discussed at the Annual Meeting.

**WHO TO CALL???? MANAGEMENT OR THE BUILDER???**

During the construction period it's not always clear on who to call to express feedback and concerns regarding the construction happenings. A little clarity is always helpful, so here goes:

For the following concerns on unfinished buildings and lots: construction site safety, appearance, noise (generators) and traffic (such as vendor parking issues) please contact Pulte superintendent, Tom Gallagher, at 425-269-9678 or by email at [Thomas.Gallagher@pulte.com](mailto:Thomas.Gallagher@pulte.com)

**FYI: Normal Building Construction is lawful from 7am-10 pm (MON-FRI), 8 am—10pm (SAT) and 9 am– 10pm (SUN)**

Management does wish to be informed that you may have contacted Tom regarding any of the above issues to keep informed on the community happenings and to support the residents if possible. Similarly, if there were other types of concerns outside of the responsibility of Management, such as crimes (call police 1st) or accidents that do not directly affect the common areas, though may have a larger community impact—please do email Dawn at [dawn@palettepm.com](mailto:dawn@palettepm.com)

Contact Dawn at Palette Property Management, see below, with any issues that directly pertain to the HOA, such as, landscaping concerns, pole lighting, mailboxes damaged or loose, Shared Elements, fire alarm monitoring & batteries.

A note on fire monitoring alarm batteries: There are two batteries for each building's fire monitoring system, which do expire after a year or two. If you hear a constant beeping, it is not a fire alarm, it is that the battery has died and needs replacement. Please call Management ASAP to have this replaced.

*Happy Thanksgiving—Gratitude is at the heart of Thanksgiving—Thank you to a wonderful community !!*

**MEETING DATES:**

**ANNUAL MEETING: JANUARY 10, 2012  
6:30 PM-8:30 PM SNOQUALMIE LIBRARY**

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