



NEW HOMEOWNERS:

Did you receive an HOA Welcome letter? If not, please contact your Community Association Manager



FINANCIAL INFORMATION:

Community Profile as of 06/30/2012

Current # of Units: 74 (Jul 12)

Units at B/O: 104

1st Escrow: Mar 2008

Assessment Dues: var / monthly

Initial Contribution: \$400

Cash in Bank =	\$ 9,924
A/R:	\$ 3,836
Reserve Cash =	\$ 27,477
A/P:	\$ 7,801
Prepaid Assessments:	\$ 7,947
Retained Equity	\$ 1,598
Net Cash =	\$(10,054)

The above is a snapshot only and is not all-inclusive of all actual accounting line items.

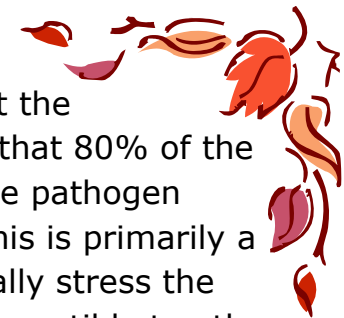
The 2011 Audit is available now—email Avery@palettepm.com



STREET TREE HEALTH UPDATE

A certified arborist has examined numerous street trees planted throughout the RidgeStone Community and concluded that 80% of the maple trees have been infected with the pathogen known as ***pseudomonas syringae***. This is primarily a cosmetic fungus though it may eventually stress the tree to a degree that makes it more susceptible to other stressors leading to a decline in health. Research shows that p. syringe quickly builds resistant to fungicides making it very difficult to control.

The conclusion is that the maples will, over time, be replaced with a hardier variety for your area.



BECOME A BOARD MEMBER!

Interested in helping out your community?? The Board is still interested in having a homeowner member on the Board next year. Elections will be held at the January 2013 meeting and you may submit your interest at any time!

RESERVE STUDY

The reserve study for the common areas has been completed and adopted by the board. The study reflects that the current reserve funds estimated at 12/31/2012 (\$26K) are 75% funded. The industry standard rating of 70%-100% is excellent.

ANNUAL MEETING DATES:

JANUARY 2013 - Date TBD

Dawn Mertens, CMCA
Palette Property Management
8201 164th Avenue NE, Suite 200
Redmond, WA 98052
425-629-6380
dawn@palettepm.com



**YOU ARE (also) PART OF A
MASTER
ASSOCIATION!**

See the SRROA community
website for more information.
<http://www.ridgestone.com>

RidgeStone

SNOQUALMIE RIDGE

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2012 FALL NEWSLETTER



FRIENDLY REMINDERS:

- If you have a dog (or other critter) that causes damage to your private lawn there will be an extra charge, at the owner's expense, to bring the landscaping back up to the community wide standard.
- Please keep your dog on a leash and pick up after it.
- All plantings in private yards need to be approved by the HOA.
- You are not permitted to park boats, trailers, RV's, etc in the Community.

Call or email Dawn with any questions!

Other Interesting Tidbits

Enhancement: Building 13 residents received approval from the Board to enhance tract 4, the common area that they look at from their windows/doors—and did so with their own funds. Thank you Bldg 13—it's beautiful!!

Mulch/Bark: Sadly, the budget did not support the whole development being barked this year. The cost of bark rose significantly over 2011, which was unexpected. It was decided to bark only the areas that were high profile.

Renewal Trees/Shrubs: There will be a few new trees / shrubs replaced in private lots (Oct)—if you have a concern about any of yours, and haven't mentioned it to Mgmt (lately) please email Dawn.

Ants?? Back at the end of June, just after partial barking was completed, a homeowner experienced a higher than normal ant activity and was then concerned that the ants may have come in with the bark. Not an unreasonable theory & Management was unsure at the time!!

Manager, Dawn, did send out a small poll to nine (9) other homeowners – to discover if anyone else was experiencing the same. Four (4) of those homeowners responded that they have seen ants prior to the barking and it didn't seem different, five (5) no response. Okay, not a scientific study, though, Mgmt wasn't receiving any other calls regarding this issue, and therefore, the Board and Management believed it to be an isolated incident.

Additionally, several bark vendors were contacted and the general consensus is that all bark is naturally bug resistant – its job is to keep bugs out of the tree. Bark won't attract new bugs, but it won't chase out the ones you already have, either. Occasionally carpenter ants will come with raw bark from a mill. They will not stay in the bark because there is no food. The dark bark, which has gotten dark by aging and which is used for barking, not raw milled wood, virtually never houses ants, they have long since left in search of woodier pastures.

The current budget does not allow for pest control of any kind. At this time each individual unit or the cluster building needs to take responsibility of pests of any kind.

*What this incident has inspired is a need for having an email alert for everyone that wishes to hear about Ridgestone happenings and events in real time, vs. waiting for Management to complete a newsletter..... We currently have approximately ½ of the membership's email contacts – if you wish to be on the email blasts from the HOA – please email dawn@palettepm.com and let me know. We do not give out this information to anyone, including other members, unless they are on the Board.

CONSTRUCTION UPDATE:

A note from Pulte: "As it stands currently our intent is to start a building by the end of this month (Sep). Production starts are based on how many inventory units we have in the ground and what the demand is in future buildings. Starts will vary but we will build through the remaining lots at a reasonable pace and make sure we don't get out too far over our ski's."

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