



**NEW HOMEOWNERS:**

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



**FINANCIAL INFORMATION:**

Community Profile as of 03/31/2014

Current # of Units: 95 (Jun '14)

Units at B/O: 104

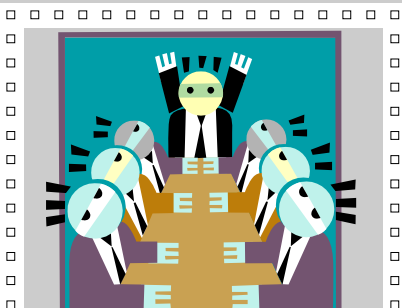
1<sup>st</sup> Escrow: Mar 2008

Assessment Dues: Var / monthly

Initial Contribution: \$400

Cash in Bank =	\$ 32,415
A/R:	\$ 5,012
Reserve Cash =	\$ 59,191
A/P:	\$ 8,528
Prepaid Assessments:	\$ 8,982
Retained Equity	\$ 15,019
Net Cash =	\$ 14,905

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



**BOARD MEMBERS:**

- DEAN SIDDON, PRESIDENT**—Homeowner
- TIM MARSH, TREASURER**—Homeowner
- RHONDA WRIGHT, SEC.**—Homeowner

Please continue to email or call Dawn, community manager, with all HOA business and concerns.

**Hello Members!** Isn't the sun the most marvelous of all! We hope you are all able to enjoy the glorious weather and this newsletter finds you full of satisfaction ( I really hope it's not raining when you get this;)

The Annual Members meeting was February 19th and a new Board of Directors were voted in. The elected folks are listed at the bottom left corner of this page—we thank them for running and volunteering their time for the community.

The first regular board meeting was held on May 29, 2014—the plan is to hold them quarterly from now on; Jan, Apr, Jul & Oct—see next page.

The really **BIG** news, is that your newly elect President, Dean Siddons, created a **website** at no cost to the HOA. Here's the link:



<http://ridgestonehoa.org/>

Now, you have a place to go to find documents and information about living in Ridgestone HOA. It's still relatively new, so please have patience with us as it evolves—your feedback is always welcome. The website will cut down on Newsletter costs as we will attempt to post timely information to the website for your reading pleasure.

**3rd Annual Community BBQ!!!**  
**Thursday, July 31st 6:00 PM**  
**Management will bring burgers, dogs & drinks**  
**Homeowners please bring sides for 6-8 (fruit, chips, salads)**  
**RSVP to Dawn! Hope to see you there!**



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<b>BOARD MEETING SCHEDULE</b>	
Meeting to be held at the Snoqualmie Library unless otherwise stated	
<b>DATE</b>	<b>TIME</b>
<b>Wed, July 16, 2014</b>	7 PM—Adjournment
<b>October 2014 (TBD)</b>	7 PM—Adjournment
<b>January 2015 (TBD)</b>	7 PM—Adjournment

**ANNUAL FIRE SYSTEM TESTING**

This **mandatory** testing to be completed near the end of July. A separate letter will be mailed to all homeowners shortly to announce the upcoming annual fire system testing. Please look for this important information in your mailbox and on the website. You can email [dawn@palettepm.com](mailto:dawn@palettepm.com) if you have any questions.

**Other Recent HOA Biz and Info:**

**PLANTINGS:** The builder planted arborvitae, wax myrtles and azaleas along the fence in Alley A (see map on the website for location) which provided additional beautification of the community.

**LIGHTING:** The gazebo lights and monument lighting at the entrance to Hancock are now repaired. Mgmt wishes to thank Walt Knafla for his assistance.

**MAINTENANCE:** The five (5) arbors within the community will be getting cleaned and re-stained near the end of June as well as the fence in Alley A.

**LANDSCAPING:** 1) The Board is considering spraying for aphids in the street trees along Mitten—Mgmt is going out to bid. 2) A concerned homeowner pointed out that many of the grasses in the common areas have not come back and the Board will be reviewing replacement plant material.

**REQUESTS AND REMINDERS (RULES)**

**PARKING:** Vehicles are only allowed to park in designated areas and the only designated areas are legal street parking, inside garages or on driveways, so long as such parking does not interfere with access to garages on other Lots, sidewalks or fire lanes. **DO NOT PARK IN FRONT OF THE MAILBOXES BETWEEN 10AM-3PM.**

There is **NO PARKING** in the alleyways. It's been confirmed, the police department is directly responsible for the enforcement of the alleyways. That means you should call 425-888-3333 or 911 (after hours) if there is anyone parking on the alleyways. The HOA will not tow, however, can institute a fine schedule.

**PARK USAGE:** The park (gazebo) and common areas belong to the HOA. The homeowners may use the park passively i.e. to bring your lunch & eat at the park, to sit on the benches or lawn for a few hours, to read a book, etc. The park is **prohibited** for any other use such as bringing small pools or other play equipment and setting up at the park without specific written authorization by the Board of Directors.

**FENCED BACKYARDS:** Please clean up the yard for mowing day! Your backyard lawn will not be mowed if there is evidence of dog feces and/or other obstructions (such as: garden art, toys, etc.) that create a nuisance for the landscapers. The HOA is not obligated to maintain any fenced in yards.

**HOME MAINTENANCE:** Now that we have long summer days it is a good time to clean off the moss off your roof or paint your fence and keep the community looking nice and clean.

**WILDLIFE:** Bears are coming out of hibernation and we have had quite a few bear sightings. Here is a link for keeping safe <http://wdfw.wa.gov/living/bears.html>

**COMPLIANCE:** Window mounted A/C units are prohibited, for more info look in your legal documents (CC&R's).