

Ridgestone HOA

Snoqualmie, Washington

This newsletter includes recent neighborhood news and covers some seasonal reminders as well as general reference information you may find useful.

New Property Manager

Our Property Management company, Targa Real Estate Services, has appointed a new property manager for Ridgestone. Her name is Chellore ("SHEL-luh-ray") Knudtson, and her contact information is listed in the column at right.

Annual Meeting

The Annual Meeting will be held **January 30 at 7 PM** in the meeting room at the **Snoqualmie Library** (this location is a change from recent years). A separate mailing will include the agenda, the proposed budget, and a proxy form. The meeting will include a vote on the budget as well as the election of one board member. Please plan to be there. If you cannot attend, please fill out a proxy form so we can reach quorum.

New crosswalks and light at entrance

You may have noticed some small lights on the median at the entrance. These were placed by the HOA as an experiment to help make it easier to see the median when entering our neighborhood. You may have also noticed the new crosswalks and signs at the same intersection (Jacobia and Hancock). These were installed by the city in response to an unfortunate accident that occurred there. In the next few months, the city will also be adding a new street light at the same intersection, which should eliminate the need for the solar lights. [This intersection is a school bus stop - please be extra careful at all times in this area.](#)

New committees you can be part of

The Board has approved the charter of two committees in Ridgestone. A Landscape Committee will periodically review the current state of the landscaping and make recommendations to the Board for fixes and improvements. A Social Committee will plan at least one social event per year for neighborhood residents. The complete charters are available on the HOA web site under Governing Documents. If you are interested in either of these committees, please contact the Property Manager or any Board member.



Who's Who

Ridgestone 2018 Board of Directors

Kevin Cooney, President

Bill Taylor, VP/Treasurer

Dean Siddons, Secretary

You can contact the Board members via the Contact page on the Ridgestone website (see below).

Ridgestone Property Mgmt.

Chellore Knudtson for Targa Real Estate Services

Phone: 253-754-6059

Email:
chellore.knudtson@targarealestate.com

Ridgestone HOA Web Site

<http://ridgestonehoa.org/>

Snow Plowing

The City of Snoqualmie is responsible for plowing and sanding the roads within the city. This is done according to a priority system, with major roads (like the Parkway) getting top priority, other arterials (like Jacobia) getting second priority, and all other roads and alleys (like everything inside Ridgestone) getting last priority. In past years, the streets in Ridgestone have not always been plowed on the first day of snow, and the alleys have taken 2-3 days, or occasionally not plowed at all. The HOA has contracted with a plowing service to plow the snow on the alleys and sidewalks. Last year, the minimum snow depth required to initiate this service was 3", and we never reached that amount. This year, to save money, the minimum has been raised to 6". The response time will depend on a number of factors, and there is no specified response time guaranteed.

New board member election policy

The board has adopted Policy #3 in hopes of eliminating any confusion about the board member election process. The new policy is available on the HOA web site.

Email addresses

The Board is working toward providing more online capability. The first step in this process is to collect an email address for every resident. If you did not receive this newsletter via email, then we still need your email address. Please send an email to chellore.knudtson@targarealestateservices.com to get your email on the list.

Contractor Recommendations

No matter what kind of work you need done, there is a very good chance that one of your neighbors has already found a contractor that does it. The Ridgestone Facebook group would be a good place to ask for recommendations. Or you can contact the Board on the Ridgestone web site and ask there. Another place to look would be the Snoqualmie Ridge Facebook group, which is filled with recommendations for all kinds of services - many of them are local.



Upcoming Events

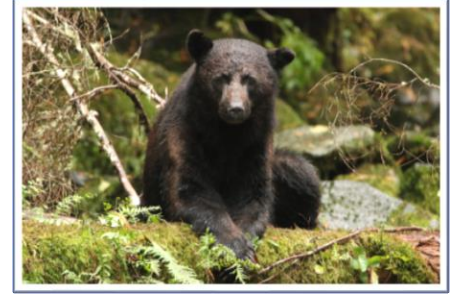
January 30

Annual Meeting at the Snoqualmie Library @ 7 PM

Some other reminders

Bears... yes, even in the winter

Although it is common for bears to hibernate in the colder winter months, they are known to be at least somewhat active all winter in areas where garbage or other food is plentiful. Bears have been reported in the Snoqualmie Ridge area even during the winter months. Please do not leave your garbage outside before or after the day of collection.



Fence Maintenance is your responsibility

If you have a fence around your yard, it is your responsibility to keep it repaired and painted. Multiple units have been identified as needing repair or painting or both. The HOA will send warning letters and then begin levying fines on those units that do not comply within a reasonable amount of time.

Pets

No dogs or cats are permitted to run free on the property. Please have your dog on a leash at all times. Owners are responsible for immediate removal of pet waste in all areas of the community. Ridgestone has two Doggie Stations – one by the gazebo and one by the entrance to the trail at the lower end of Merritt. If you see someone that does not clean up after their pet, please try to get their unit number, and Targa Real Estate Services will contact them to remind them of the Association's pet rules regarding pet waste.

Also, you should be aware that the landscaping maintenance company will not mow or cleanup in your yard if the dog poop has not been cleaned up. We are already getting reports from the landscaper about yards that are too messy to maintain. This can result in fines to the affected owners, so please keep your yard cleaned up.

Community Contact

Ridgestone Facebook Group

Search for "Ridgestone HOA"
(hint: it's not the one in Utah)

Snoq Ridge ROA Website

<http://www.ridgeroa.com>

What the Ridgestone HOA does for you

The HOA is responsible for providing the landscaping maintenance in the entire complex, including front and back yards. The HOA maintains all the common areas, including providing water and power for them. The HOA provides 24/7 monitoring of the fire sprinkler systems in those buildings that can be monitored. The HOA manages the finances involved with these responsibilities, including the collection of monthly dues and preparation of financial reports. In addition, the HOA sets and enforces standards to keep the neighborhood a desirable place to live and maintain property values.

The Board employs a property management service to manage the majority of these tasks. The property manager here is **Chellore Knudtson** at Targa Real Estate Services. She can be contacted at 253-754-6059 or by e-mail at: chellore.knudtson@targarealestate.com. You can also contact her and the entire HOA Board of Directions through the Contact page on the website at <http://ridgestonehoa.org>