

Ridgestone HOA

Snoqualmie, Washington

This newsletter covers some seasonal reminders as well as general reference information you may find useful.

Annual Fire System and Backflow Testing

Annual fire system testing will be done again this summer on **August 24**. You will be notified when you need to be home so that the fire security company can test the fire alarms that need testing. Also the backflow testing will be offered (optionally) at the discounted rate of \$30 on the same day. They will need access to your garage. The backflow charge will be billed to your HOA account.

Buildings 6,9,11 & 25 do not need fire sprinkler testing.

Everyone needs annual backflow testing.

Maintaining your Home

Please look around the exterior of your home – does it look like it did when it was new? Several of the homes need to be painted to maintain the neighborhood quality. There are also many fences that need to be painted and many that have dirt and moss on them. Pressure washing would be a good start, but will probably take off enough of the old paint that re-painting is the real answer. The paint color for the fences is Sherwin-Williams SW6120 Believable Buff

Email addresses for residents

The Board is working toward providing more online capability. In the future we will be able to send the newsletter electronically, solicit resident opinions via specific email requests or online surveys, hold meetings online, and even allow online proxies and voting. 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 **irene.dallum@targarealestateservices.com** to get your email on the list. Your email address will be



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.

Irene Dallum for Targa Real Estate Services

Phone: 253-754-6059

Email:
irene.dallum@targarealestat
eservices.com

Ridgestone HOA Web Site

<http://ridgestonehoa.org/>

used solely for HOA business, and not sold or given to anyone else. Please note that all legally required notices will continue to be sent via regular mail.

Bark mulching

All bark areas on the property (with a couple exceptions) have been mulched this year. The exceptions are the areas still being maintained by Pulte (behind Alley C, below Merritt, aka TR-9 on your handy site map). Please contact Irene if you are aware of any spots that have been missed.

Making Changes on your Property

If you are thinking of making any changes to the exterior of your home (other than normal maintenance), you need to get those changes approved before you start work. This applies to almost every type of change you can imagine, including the following:

Adding air conditioning	Modifying your deck, patio or fence
Any changes to the landscaping	Adding a satellite dish
Painting with a <u>different</u> color	Adding a hot tub

Please submit the Property Improvement form found on the Ridgestone web site to start the approval process, or send an email to Irene if you have questions.

Dryer Vent cleaning

This is a good time of year to get your dryer vent cleaned out to avoid dryer fires. This is an individual homeowner responsibility. The HOA has chosen not to get involved in organizing this as a neighborhood-wide effort, but you should feel free to coordinate with your neighbors and maybe get a discount.

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

August 20

Boeing Classic Golf Tournament

August 24

Fire System and Backflow Testing

Important Announcement

The Board is planning to charter resident committees for the following areas:

- Landscaping
- Social
- Building Maintenance

More information will be coming out soon on these opportunities. If you are interested, please contact Irene (contact info on first page).

Garage Sales

The ROA allows you to have a garage sale twice a year only on specific dates (the next one is Sept 14-15). If you choose to participate, please make sure you follow the associated rules.

Some other reminders

Bears, Garbage, and Bird Feeders

Bears have been spotted since the beginning of March. They particularly enjoy bird feeders (including hummingbird feeders) and pawing through your garbage. It is important that you follow the rules about putting your garbage out and retrieving it – leave it out only on the day of pickup (not the night before) and retrieve the containers as soon as possible the day it is picked up.

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. If you see someone that does not cleanup 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.



Community Contact

Ridgestone Facebook Group

Ridgestone HOA (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 sprinkler systems in each unit. 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 **Irene Dallum** at Targa Real Estate Services. She can be contacted at 253-754-6059 or by e-mail at: **irene.dallum@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>