



RIDGECREST NEWSLETTER

2003

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SPEED LIMIT IS 25 MPH

<u>Board/ACC Obligation</u>	<u>Name</u>	<u>Address</u>	<u>Office</u>	<u>Architectural</u>
2006	George Carr	8765 Deeridge Pl SE	President	
2007	Paul Clark	2994 SE Greenridge Ct.	Acting VP	ACC
2005	Laney Clark	2994 SE Greenridge Ct.	Secretary	
2004/Life	Bob Blue	8800 Deeridge Pl SE	Treasurer	ACC
2005	Shirley Mahan	8776 Deeridge Pl SE	Member	
2006	Bill Mahan	8776 Deeridge Pl SE	Member	
2006	David Ulrich	3194 SE Timberidge Ct.	Member	
2004	Mark Johnston	8764 Deeridge Pl SE	Member	
2005	William McLaren	8741 Deeridge Pl SE	Member	
2005	Harriet McLaren	8741 Deeridge Pl SE	Member	
2004	Jack Dearth	8789 Deeridge Pl SE	Member	ACC
Life	Travis Gilliland	3000 SE Greenridge Ct.	N/A	ACC

General Information

SPEEDING: Recently we have heard much discussion about speeding on Deeridge at the meetings. Especially early morning and afternoon. Young drivers are the biggest offenders. Comments we hear are about vehicles loaded with children zipping in and out of groups of kids walking to or from the school bus stop. This is scary. Children and pets are unpredictable so we all need to be careful. The right people to contact with this issue are law enforcement. **This information may help those of you who want to take some action is taken from Kitsap County Website** *Quote*<Speeding Complaints- To report a speeding problem please call the Sheriff's Office Desk at (360) 337-7101 during normal business hours. For almost all traffic violations such as speeding, improper passing, failure to stop for stop sign, etc., the violation must be viewed by a Law Enforcement Officer for enforcement action to be taken. Due to the number of complaints the office receives, staffing, and the fact that an officer must witness the violation in order to issue a citation, it may take a while to respond to complaints. When you call the office to file a complaint, a report will be generated and forwarded to the traffic unit. A documented report will enable the office to better track complaints and problem areas. We appreciate your input and your understanding that these often cannot be handled immediately>*Quote*

STREET PARKING: Over the past four years the Board has received numerous vehicle-parking complaints, primarily from real estate agents and Ridgecrest owners trying to sell their homes within Ridgecrest. First of all, the association and its volunteers are not in the police business. FYI: Kitsap County ordinance "24 hour rule" allows parking on county roads and streets for only 24 hours. This means you can park a vehicle on the street side Deeridge, Timberidge or Greenridge for one day and then according to Dusty Wiley, Kitsap County Traffic Engineers office it needs to be moved. Normally this parking on the street is not a problem and goes unnoticed, but if this parking tends to block others or become an eyesore you can expect to be reported as in violation. This comes under the heading of being considerate of your neighbor and is the key to avoiding being ticketed. The sheriff's office does not routinely patrol and issue tickets, however they will respond to a complaint and would rather have you contact your neighbor but contacting your neighbor sometimes has bad results. Additionally, RHA meetings are not the appropriate forums to complain, as there is no one at the meeting who can do anything about it. Please call Lt. Don Lutes or Lt. Ned Newlin by going through the desk at the (360) 337-7101 at Kitsap County Sheriff's office. More info on the 24-hour rule can be learned from Dusty Wiley.

WEATHER: **Did you know you can view the weather at Ridgecrest from anywhere in the world?** By going online to our website and clicking on links you can get current and historical information on our local weather right here on Ridgecrest. It is an official National Weather Service (NWS) site with the designator of N7GME. Check it out.

WHEN BURN BAN'S ARE IN EFFECT –This Information taken from Kitsap County Website

When a Stage One Burn Ban is called for Kitsap county no burning is allowed in uncertified wood stoves or fireplaces, and all outdoor burning is prohibited, even in areas where outdoor burning is not permanently banned. In the meantime, here are some other things people can do to help protect the air we breathe:

- * Use manufactured logs if you must burn. They are made from recycled wood products, which burn cleaner than cut wood.
- If you have a certified wood stove or fireplace insert, make sure you are using it properly so you don't produce excess chimney smoke.
- * Limit your driving as much as possible, since vehicles are a big source of air pollution year round.
- Check air-quality forecasts and current conditions at <http://www.pscleanair.org>. You can see the Puget Sound region's current and forecasted air-quality rate on the Air Quality Index, a color-coded system for rating the levels of pollution in the air we breathe.
- Our goal is to "keep it in the green". **Kitsap County Burn Ban Areas 337-7160**

FIREWORKS: Please be careful and properly supervise children. There are restrictions associated with the use of fireworks in Kitsap County. You can be held liable for any misuse or accidents related to use of fireworks. Only certain types are allowed and the hours for Kitsap County are 11:00am to 11:00pm on, Independence Day, the 4th of July only. There is a link to the county fire marshal's site from our website listed below with amplified details concerning the display of fireworks in Kitsap County.

President's Corner

2003 General Meeting Day: Tuesday
Place: 8765 Deeridge

Time: 7:00 PM
Date: 16 September 2003

MEETINGS: The responsibility of the Board of Directors is to provide a forum to conduct RHA business only. They are scheduled once a year for the convenience of the general membership of Ridgecrest. Newsletters are not a requirement of the covenants.

Secretary's Report

CRIME: We just recently had a vehicle burglarized. This has happened in the past. We think we are safe and we are not. An astute neighbor had noticed the suspicious vehicle earlier and a license plate. The thief was caught but the owner ended up on the losing end. Vehicles left roadside and unfortunately, even in driveways are targets of opportunity for these drive around thieves. If you can put your vehicle in at night this lessens the draw for these illegal opportunists. Additionally the sheriff's department wants you to report any forms of theft or vandalism as your petty theft may fit into a bigger picture. For more on this subject please attend September meeting.

U.S. MAIL POSTAL BOXES. It is against federal law to stuff them with flyers. It is better to leave flyers at the individual's door. According to the U.S. Postal Service our mailboxes may only be used for US Mail.

RIDGECREST WEBSITE: Visit our website at <http://www.ridgecresthomeowners.org>

Treasurer's Report

ASSESSMENTS: For the new residents here is some history on our Assessment Collection. Southard, Beckham, Atwater & Berry accountant services of Port Orchard send out billings to all Ridgecrest lot owners around the 1st of July annually in accordance with our covenants and by-laws. Our assessments of \$36 are due promptly on 1 August. If the assessment is not paid by the due date you will receive a certified letter with an increase in billing. If the assessment is not received by return mail you will receive a "notice of LIEN procedures" from attorney Steve Dixon of Port Orchard with a new revised increased billing. If the assessment continues to go un-paid the LIEN goes into effect and the association receives 12% interest on all un-paid monies until the LIEN is addressed by the owner(s).

It is unfortunate that we have had to develop this procedure. It is because over the years only a few lot owners of Ridgecrest have demonstrated that they would not pay unless strict collection procedures were implemented. No one is exempt. Board Members are required to pay their assessments on time also. In reality the assessments are not much more than a magazine subscription and if owners attached the same importance to the assessment as they do their mortgage payment it would get paid. The accountant services have heard every story in the book for a delinquent assessment. The RHA Members have heard these stories in the form of letters at the meetings over the years have become unsympathetic and totally endorse this time-tested method of collection. Please pay the billing as soon as you receive it. Thank you.

Architectural Control Committee (ACC) Chairman Comments

ARCHITECTURAL CONTROL COMMITTEE (ACC): It is in the financial interest of all Ridgecrest homeowners to cooperate with the ACC. We have been getting a steady stream of applications. Maintaining the external architectural integrity of all construction within the plat is important and is part of our Covenants. As an example, temporary structures such as small portable sheds are considered minor -variants and need not be addressed because they can be easily removed. Permanent structure modifications attached to your house, any type of property line or dog kennel fencing, etc. must be addressed to the ACC. If you think you are not in compliance with the covenants on this issue please contact us. Thank you.

GREENBELT: **NO TRESPASSING**, no brush pickers, no children or visitors of any nature allowed in greenbelt. It is a sight and sound barrier only and is to be left, as is, otherwise RHA insurance premiums will increase. It is important for all residents to enforce this rule. Some years ago children playing with matches in the greenbelt created a fire that could have been catastrophic for a couple of homes. This year we had erosion caused by children riding their bicycles in and out of the "common area" damaging the adjacent bank next to Deeridge. This was not only dangerous for the children but it also cost us all additional money for the restoration. Volunteers said they would re-seed the bank and agreed to place bales of hay over the effected area but unfortunately they did not follow through so the association used your money and contracted with a landscaper to correct this problem. Because the hay bails have been tampered with it is anticipated a fence will have to be erected. The greenbelt or common area is the only thing that really binds us together. Insurance premiums can be kept at a minimum if we avoid trespassing or using the woods as a recreation area. If the insurance company learns that we allow any kind of activity in this common area we will either lose the liability insurance or have to pay a sizeable insurance premium increase. We will all pay no matter who causes the problem so it is in all of our interests to become pro-active and keep trespassing completely under control.

TREES & FOLIAGE IN COMMON AREA: Trees and foliage in greenbelt/common area are not to be touched. Trees surround us so if you have a problem with trees in general you may want to consider another place to live. This is not Missouri or California. There is a definite procedure to eliminate anything in the greenbelt that you consider a hazard and it must be coordinated through the Ridgecrest Homeowners Association Board of Directors who in turn must contact Kitsap County Community Development. Bring your plan in writing to the next meeting.

SIGNS at MULLENIX & DEERIDGE CORNER: In 1993 at a General Meeting of the association all attendees who had become tired of the entrance to our plat becoming a collection of junk signs voted to keep all signs out of this area. After much heated and emotional discussion it was decided to ban all signs with the exception of the One-day **TEMPORARY** "garage sale" and "real estate open house" signs would be permitted, however they would have to be removed at sundown each day. Additionally, Washington State RCW prohibits posting personal signs on State or County Traffic Signs.

**IF YOU HAVE ANY QUESTIONS CONCERNING ANYTHING IN THIS NEWSLETTER or the COVENANTS
PLEASE BRING THEM TO THE NEXT MEETING.**

KEEPING YOU INFORMED FOR A BETTER COMMUNITY