



RIDGECREST NEWSLETTER

2004

<http://www.ridgecresthomeowners.org>

Vol. 16

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/Life	Paul Clark	2994 SE Greenridge Ct.	VP	Chairman ACC
2005	Laney Clark	2994 SE Greenridge Ct.	Secretary	
2007/Life	Bob Blue	8800 Deeridge Pl SE	Treasurer	ACC
2007	Anthony Felice	3195 SE Timberidge Ct.	Member	
2006	David Ulrich	3194 SE Timberidge Ct.	Member	
2007	Mike Wright	8777 Deeridge Pl SE	Member	
2005	William McLaren	8741 Deeridge Pl SE	Member	
2005	Harriet McLaren	8741 Deeridge Pl SE	Member	
/Life	Travis Gilliland	3000 SE Greenridge Ct.	N/A	ACC

George Carr, President's Corner

2004 General Meeting Day: **Tuesday** Time: **7:00 PM**
Place: **8765 Deeridge** Date: **14 September 2004**

MEETINGS: This forum is maintained for you. If you have any questions on covenants or an idea or project for the neighborhood this is the time and place to present it to your neighbors. We are always looking for some community minded people. The work involved to keep the RHA running is spread out over time and is not hard to do however it requires a certain amount of focus and being consistent. There is no glory and you are occasionally subjected to the wrath of the people you serve, other than that it is fun. ☺

COVENANTS: All property owners in Ridgecrest have a copy of the covenants that are provided by the title company at closing. These covenants are legal and binding to all of us. The covenants are also located on our website at <http://www.ridgecresthomeowners.org> All RHA residents should understand that members of the RHA Board, Architectural Control Committee and any RHA general member resident do not have the singular authority to wave any covenant requirements legally established. Covenants can only be changed by introduction of an amendment followed by 75% majority vote of the general membership at an announced general meeting for this specific purpose in accordance with the published Article VII, Section 3 of the RHA Covenants. This amending process is all spelled out within the covenants themselves in Article VII. The covenants are not secret and should not come as a surprise to any future buyers of homes in Ridgecrest. It is in the potential property owner's best interest to read and comprehend the covenants in their entirety. Taking someone else's interpretation of the covenant's meaning or making a decision to violate the covenants based on discussion with real estate agents, sellers comments/hearsay or obtaining verbal permission from anyone does not constitute authorization to deviate from any RHA covenant. Individuals simply do not have that authority to deviate or amend covenant requirements. The covenants are the only authority and when you sign closing papers you agree to abide by them. Additionally, it does not always take the RHA BoD to enforce covenant requirements as under the covenants any resident can take legal action against any other resident for covenant violations.

ALARM SYSTEMS: The following was copied from the Sheriff's website. Alarm Registration. It is unlawful for any person within the unincorporated areas of Kitsap County to have or maintain on their premises an alarm, whether automatic or semiautomatic, unless the alarm is registered with the sheriff and the registration fees are paid. The registration fee is \$5.00 and an alarm registration form must be filled out and turned into the Sheriff's Office. The [Alarm Registration Form](#) can be printed and then filled out. The form is in pdf format. You can download the Adobe Reader if needed by the link at the bottom of the menu. **Note:** These are alarms that are tethered to the phone lines that automatically notify an alarm company that you have a fire or a burglar on your premises and they in turn notify the local authorities.

Bob Blue, Treasurer's Report

ASSESSMENTS: Our greenbelt insurance was increased by 22% effective January 1, 2004. Additionally the accountant raised their fees by 28% commencing on July 1, 2003. The Board of Directors voted at the February 24th board meeting to raise the annual assessment by \$1.50 annually over approximately the next four years until we meet these increases. We will be operating in the red and using our reserves until the assessment income catches up with outflow of operating costs. Since 1984 we have been very fortunate and have been operating at very low assessment costs for many years. It is unfortunate that we have to raise these obligations but we have no alternative. **The assessment due on August 1, 2004 will be \$37.50.**

Laney Clark, Secretary's Report

SPEEDING: Three rabbits were found dead on Deeridge during a three-week period in October 2003. Evidence of bad driving no matter how you view it. These dead animals were only the ones we found out about. There could have been more. They were run over and killed by a driver of a vehicle. Could have been a pet or small child.

The following was copied from the Kitsap county website <http://www.kitsapgov.com/sheriff/speed.htm>. **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.

U.S. MAIL POSTAL BOXES. Someone went down Deeridge and into some cul de sacs during a real rainy period and opened mailboxes. If you see this please let the owners know, or better still, tell the parents of the child that has done this.

PET RESPONSIBILITY: Recently there has been an increase in pet activity, which has impacted on your neighbors. The following are a list of “enforceable” regulations excerpted from the Kitsap County Animal Control laws. It is in the interest of all animal owners to read and be sensitive to your animals causing problems for your neighbors. Your neighbors have the right to invoke the law so it in the best interest of all us pet owners to comply.

7.14.030 Infractions. County Information is linked to our website: <http://www.ridgecresthomeowners.org>
The following are declared to be Class 1 civil infractions:

(1) Animal at Large. For the owner of a pet or livestock to suffer or permit such animal to leave the premises of the owner, unless the animal is under physical restraint adequate to the size and nature of the animal or is sufficiently near its owner to be under its owner's direct control and is obedient to its owner's commands. Exceptions to this restriction are pets engaged in formal training, hunt or competition, or service dogs engaged in an activity for which they are trained or in service;

(3) Animal Noise. For any person(s) to own any animal which by its barking, howling, baying, squealing, crowing, crying, bleating, screeching, or making any other noise by its volume or frequency unreasonably disturbs or interferes with the peace of any person(s) for more than fifteen minutes in any one-hour period of any day, and is documented by three or more separate episodes of such noise in a sequential seven-day period. The burden is upon the owner of such animal(s) to maintain quiet. Exceptions to this subsection are farm animals in permitted zones, commercial pet facilities, animal welfare facilities, veterinary hospitals, or grooming parlors otherwise in compliance with the Kitsap County Code including, but not limited to Section 7.08.040, or those who can substantiate that such animal noise was caused by an injury or illness of the animal(s) or by willful trespass, torment, or abuse of the animal(s) on its property by others.

(4) Damaging Property. For the owner of a pet or livestock to suffer or permit the animal to leave the premises of the owner and thereafter cause damage to any thing of value or any other pet or livestock;

(5) Disturbing Pedestrians. For the owner of a pet or livestock, when off the property of the owner or in a wheeled vehicle, to suffer or permit the animal to disturb people lawfully on public ways;

(6) Chasing Vehicles. For the owner of a pet or livestock to suffer or permit the animal to chase or run at or after vehicles lawfully on public ways;

(9) Excess Number of Cats and/or Dogs. To own five or more adult cats and/or dogs at the same place or residence without a valid commercial pet facility, animal welfare facility, hobbyist or enthusiast license;

NOTE: RHA covenants provide for only 2 pets.

RHA Covenants, Section 11. Livestock and Poultry. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except household pets. Pets over four months of age, except caged birds, shall be limited to two in number; provided, that said household pets are properly cared for.

(21) Animal Waste. For the owner of a pet to fail to remove deposits of fecal material originating from the owner's animal from public or private property unless the owner of such property has given permission for such material to be deposited. This shall not authorize such deposits as are otherwise governed by public health regulations or other provisions of this code.

Enforcement may be undertaken only upon written receipt of a complaint made to either the animal control authority or law enforcement by a person(s) residing at or who is employed in an area affected by such public disturbance. Any such animal(s) shall be deemed a nuisance and may be seized and impounded, pursuant to Section 7.10.010(a), if the disturbance reoccurs after the owner or custodian of such animal(s) has received two written warnings from either the animal control authority or law enforcement within a calendar year.

Kitsap County Animal Control

(360) 698-9654 or (360) 692-6977

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

Paul Clark, Architectural Control Committee (ACC) Chairman Comments

ARCHITECTURAL CONTROL COMMITTEE (ACC): We had to contact two households to follow through on permanent modifications to the external features of their homes. We have 100% participation in known external modifications to homes in Ridgecrest. Please be advised that this is a requirement in accordance with the covenants and not discretionary. Please read and understand this requirement as it applies to all of us. Thank you.



WASHINGTON WATER SERVICE and **RIDGECREST HOMEOWNERS ASSOCIATION** work together to provide increased security in our greenbelt area. There is a sign posted at the access gate that directs WWS personnel providing services to the reservoir and pump station located in the greenbelt area to the east of Deeridge. WWS workers sometimes clear brush in this area to keep their access clear for maintenance. **THESE ARE THE ONLY WORKERS ALLOWED IN THE GREENBELT AND NOTIFY ONE OF THE BOARD OFFICERS BEFORE THEY ACCESS THE GREENBELT.**

GREENBELT: NO TRESPASSING, no brush pickers, no children or visitors of any nature allowed in greenbelt. Since all of us own this common area together the purpose of this prohibition is to keep **LIABILITY INSURANCE PREMIUMS** as **LOW** as possible.

TREES & FOLIAGE IN COMMON AREA: Trees and foliage in greenbelt/common area are not to be touched.

SPECIAL RIDGECREST COMMUNITY PROJECTS

PROJECTS: Any construction project that is associated with the Ridgecrest Homeowners Association must be validated by the Board of Directors. This is most efficiently done at a regularly scheduled general meeting normally held in September annually. The president or any other individual board member does not have the authority to sign for the board. It has to be presented, discussed and voted on.

AGREEMENTS: The authority to enter into any construction agreements is executed at the direction of the Board of Directors (BoD).

- a. If a project must be accomplished between regular meetings a "special" board or even a general meeting could be called provided we have enough specific information to look at for the proposed project.
 - i. Most important factor is, "Does it support the general Ridgecrest community?" or is just something that you like?
 - ii. Plans including costs would be a starting requirement.
 - iii. Location is another important factor.
 - iv. Who is going to be the project manager? Sometimes we get residents who have great ideas but no one to do the work.
 - v. Any agreements entered into with the BoD must be with the owner(s) of property within the association. Tenants can work on projects but must have the agreement of their property owner to lead and commit the association to a proposed RHA project.

MEETINGS & FORUMS: The association holds general meetings annually.

- b. General meetings are advertised in June, a postcard invitation is sent in September.
- c. This membership meeting is an excellent forum to present to the residents special projects so they can get involved and support it.

CONSTRUCTION: The Board of Directors is more than willing to help any sponsor or project leaders who undertake worthwhile projects that benefit the neighborhood; however, special committees need to be dedicated and follow through properly.

WHEN BURN BAN'S ARE IN EFFECT

Kitsap County Burn Ban Areas 337-7160

FIREWORKS: This issue is becoming more serious as time goes on. Kitsap County is becoming more urban and the climate is producing a draught in our region. When I first moved into our home we could practice with live ammunition in our backyard providing we were shooting against a backstop. Just below on Vandecar there was practice gun shooting almost on a daily basis. Because Kitsap County had become more populated all firearms discharging was banned except on authorized ranges during the 1980's. Fireworks has yet to be addressed as of yet. It usually takes a tragedy to get safety regulations on the books. The fires in southern California that destroyed so many homes and lives were the result of dry brush conditions, wind and a spark. Last summer we had some real dry conditions in Kitsap county, many days with wind so all we needed was the spark, say from a carelessly lit firework and we will all regret not being more aggressive in demanding a ban on this dangerous practice. With all the surrounding trees it would be practically be impossible for fire fighting apparatus to access our plat and be quick enough to be effective. It is just a matter of when, not if this happens in Kitsap County. We have already seen fires taking out homes in North Bend just this side of the Cascades so it is no longer an eastern Washington problem. Drier summer conditions are slowly creeping into western Washington. Hopefully it will not be our neighborhood or house that makes the 6 o'clock news and raises the awareness of citizens causing a change in current fireworks regulations. Remember that many of the explosives sold on Indian reservations are not for legal use in our county. 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.

ARCHITECTURAL CONTROL FORM SUBMISSION: Please submit your requests to any of the below listed ACC members. *Paul Clark-Chairman, Travis Gilliland and Bob Blue.* Their addresses are listed above. Thank you.

**IF YOU HAVE ANY QUESTIONS CONCERNING ANYTHING IN THIS NEWSLETTER or the COVENANTS
PLEASE BRING THEM UP AT THE NEXT GENERAL MEETING on September 14, 2004.**

"KEEPING YOU INFORMED FOR A BETTER COMMUNITY"