



RIDGECREST NEWSLETTER

Official association mailing address:

**Ridgecrest Homeowners Association C/o Southard, Beckham, Atwater and Berry
691 Bethel, PO BOX 706, Port Orchard, WA 98366**

<http://www.ridgecresthomeowners.org>

SPEED LIMIT IS 25 MPH

2008

Vol. 20

2009 Meeting

Day: Tuesday
Place: 8765 Deeridge – 876-6330

Time: Meeting at 7:00 PM
Date: February 10, 2009

Mark Johnston, President

NEW JOB: Hi everyone. I agreed to relieve George as president as he has been doing the job for a very long time. I feel privileged to be asked to provide this service and ask for your cooperation. For this newsletter I thought that it would be good to introduce myself. The board consists of 9 members with the officers pretty much doing all the work. The association's primary focus is the common area protection and to covenant enforcement. Board members have volunteered to assist residents upon occasion but that is strictly voluntary. The board meets once a year and sometimes needs to vote on issues. We had a great meeting in February 2008 and the minutes are on the web site.

RHA Board of Directors POLICY STATEMENT: The association is not a service like the water company. As your new president I strongly agree that the association does not have the resources to become involved with or to maintain utility company or government responsibilities. Listed at the bottom of this newsletter are telephone numbers for access to these other agencies.

MEETING AGENDAS: The meetings are business meetings but are also a good place to meet your neighbors. The board has and I agree with it very much that the association has had a long-standing policy **not to entertain or listen** to complaints about or resolve disputes between neighbors. That is your job.

CRIME: In the past year our neighborhood has experienced a very significant increase in everything from malicious mischief against neighbors mailboxes, knocking over trash barrels, throwing stones at homes on Deeridge and also included are isolated acts of vandalism to serious crimes such as major vandalism of a home; breaking & entering followed by burglary. These malicious crimes have taken place during daylight hours. This is a marked increase for a neighborhood that has experience one or two crimes over the past two decades. By sending out postcard announcements we have gathered evidence in regards to these incidents but the detectives are always looking for additional information. If you have witnessed any of this behavior or the incidents and may recall something of value then report this information directly to the **Kitsap County Sheriff's office 337-7101**.

Bob Blue, Treasurer – Financial

ASSESSMENTS - The following **INFORMATION** is **PRIMARILY** for **NEW OWNERS**: Please Do Not wait until the last minute to pay your assessment. IAW covenants you are billed 30-days in advance. Within 24 hours of the first business due date which is always August 1st [next due date will be August 1, 2009] we send a list of unpaid assessments to the attorney for collection. Depending on the attorney's workload if he starts the process and you pay late you are liable for all additional legal costs. We don't have the budget to send out a stream of reminders. **ASSESSMENT INCREASES:** Currently we are now chasing inflation with our assessments and it is fortunate that we have a legal reserve fund to fall back on. Assessments have been and will be incrementally increased by 5% annually until we reach an amount equal to our annual expenditures. We are currently operating at about a 12% annual deficit. The BoD has worked very hard to keep our expenses low. I would like to thank the residents who have always sent their assessment in on time.

COVENANTS: Read the covenants. When you sign the final documents the covenants are included. We also have a copy on the association website.

Covenants Article IV-The Assessment & the Lien: The association has reluctantly found it necessary to occasionally place liens. Liens are expensive to the homeowner who has one placed on their property. Liens will delay a refinancing or a sale. Liens can affect your credit. Removal of liens requires several steps, it is very inconvenient to the homeowner and time consuming with a trip to the courthouse. We have an attorney who performs this service and since the affected homeowner is ultimately responsible for legal fees the attorney fees are passed onto the homeowner. Think of the assessment as a necessary extension of your mortgage payment as it is just as serious.

GREENBELT: In order to protect the investment in our homes we must have home insurance. Since we ALL own in common the greenbelt the same applies to greenbelt insurance as well. For you as a lot owner to buy greenbelt insurance on an individual basis as a rider to your homeowner's policy would be prohibitive. So the 'association' buys it cheaper as a group. The association carries a homeowner's association policy, which mainly applies to liability, i.e., if a person is hurt in the greenbelt area, we as a group would ALL be subject to litigation as a group. This is protection we must have. The biannual assessment pays this insurance premium.

Architectural Control Committee (ACC)

COMMON AREA or GREENBELT is a Sight & Sound Barrier: No TRESPASSING because our insurance premiums will increase. The "common area" is not to be encroached or used as a dumping ground. Read your covenants and know your property boundaries with relation to the common area boundary. The greenbelt is managed in cooperation with Kitsap County Community Development. The water company checks in with the association before entering the greenbelt to work. At our February 2008 meeting the BoD all signed a thank you letter for the water company's cooperation in helping maintain greenbelt security over the years.

ARCHITECTURAL CONTROL COMMITTEE (ACC): Any external architectural changes to your property such as fences, kennels, carports, color or roofing changes is required to be submitted to the ACC. Mark Johnston, 8764 Deeridge Pl SE, 874-6697 and Robert Blue, 8800 Deeridge Pl SE, 876-3174.

CORRESPONDENCE to the ASSOCIATION: The board of directors only responds to letters written to the above address or email via the

<http://www.ridgecresthomeowners.org> website. Notes stuck in mailboxes or doorways are discarded. Your letters or emails will be read at the following meeting in open forum.

FAQ's: Frequently asked questions were originally written about 20 years ago but are still applicable today. <http://www.ridgecresthomeowners.org/newsletters/FAQs.pdf>

GOVERNMENT & COMMERCIAL UTILITY AGENCIES

[Each of us as homeowners with a vested interest in our property has the right and responsibility to report infractions or contact these agencies for assistance]

DEPARTMENT of SOCIAL and HEALTH SERVICES (DSHS): Elderly and handicapped. **Home and community services 1-800-422-7114**

DSHS CHILD PROTECTIVE SERVICES: If you witness child abuse or neglect then call **1-800- 423-6246**

PETS: It is against the law to let pets roam unattended. Report lost animals to **Kitsap County Animal Control 698-9654 or 692-6977**.

County regulations are listed on our website at <http://www.ridgecresthomeowners.org/information/Kitsap%20County%20Pet%20Regulations.pdf>

ROADWAY REPAIR: Deeridge & adjoining cul-de-sacs are county property. **Public Works, Kitsap County at 337-5777**

DETENTION/RETENTION PONDS: A Ridgecrest resident, that's you, pay over \$50 annually in your county tax bill to maintain these ponds. Any type of activity especially motorized vehicles such as ATV & bike riding in this area is strictly forbidden. Report violators to **Chuck Smiley, SSWM Inspector, 337-7290**

KITSAP COUNTY BURN BAN INFO **Kitsap County Burn Ban Areas 337-7160**

TRAFFIC & SPEEDING COMPLAINTS: <http://www.kitsapgov.com/sheriff/> Call 911 or Sheriff's Office Desk 337-7101

FIREWORKS: To be legal contact KITSAP COUNTY - **FIRE MARSHALL OFFICE 337-5758**

PLEASE SEND ALL MAIL TO THE ASSOCIATION at the ABOVE ADDRESS or ATTEND MEETINGS

**IF YOU HAVE ANY QUESTIONS CONCERNING ANYTHING IN THIS NEWSLETTER, RHA COVENANTS & By-Laws
PLEASE BRING THEM UP AT THE NEXT MEETING or call Secretary, George Carr 876-6330**

"KEEPING YOU INFORMED FOR A BETTER COMMUNITY"