



# 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**

[ridgecresthomeowners.org](http://ridgecresthomeowners.org)

**SPEED LIMIT IS 25 MPH**

2010

Vol. 21

## 2011 Meeting

**Day: Saturday**

**Place: 8693 Deeridge Place SE**

**Time: Meeting at 1:00 PM**

**Date: February 19, 2011**

**Bernice Maxfield, President**

**Greetings Neighbors.** My name is Bernice Maxfield and I am the current President of the Ridgecrest Homeowners Association. I am really happy to be part of this beautiful neighborhood. I hope that you find the information in this Newsletter useful. If you need to contact me for any reason please feel free to call me at 360-340-4779 or e-mail me at: [ridgecrestpresident@hotmail.com](mailto:ridgecrestpresident@hotmail.com). I encourage all of you to attend the annual meeting in February 2011 at my home. This meeting would be a good time to get together with your neighbors, meet your new Board members, and discuss any concerns you may have or just learn more about what's going on in our neighborhood! I hope all of you have a great summer!

Bernice

**Dennis Hill, Vice President**

**Hi everyone.** As your Association Vice President I would like to extend my thanks to everyone for keeping our neighborhood looking as good as it does! We all take pride in where we live. Thanks, Dennis

**Diana Hill, Secretary**

**Hello Neighbors.** A Welcome Basket was given to the newest residents in the plat. Full of important information and phone numbers, some fresh baked cookies and some dog treats. If anyone has any good ideas to add to future baskets, or would like to donate something please let me know. 360-895-3332, or you can e-mail me at [moresleepdiana@yahoo.com](mailto:moresleepdiana@yahoo.com). There have been raccoons seen during the daytime hours crossing the yards looking for food. Someone had been feeding them and they are looking for more free handouts. Please do not feed the raccoons or any other wild life. Raccoons especially carry diseases and are aggressive toward people and pets. Report wild animal sightings to WDF&W at (wildlife) 1-360-902-2515 or (enforcement) 1-360-902-2936.

Thanks, Diana

**Jim Shirk, Chairman Architectural Control Committee (ACC)**

**ACC Reminder:** If you're considering exterior home renovations (decks, roofs, patios, sheds, etc.) fixed landscaping (fences, walls, driveways, etc.) or other property improvements that change the current look of your homestead, don't forget to get architectural approvals from the homeowners association before you begin. The form and instructions are on the website under "architectural" and just takes a few minutes to fill out and submit. Also, be sure to know where your property lines are; intruding into the no-clear, greenbelt zones is forbidden under Kitsap County Ordinances. **Thanks, J. Shirk, ACC chairman.**

**From the Treasurer, Al Aoesved**

I thank all of you for the timely manner in which you have paid this biennium's assessments. Because of you, we have been able to meet our obligations. We are halfway through our biennium and appear to be on schedule with our income and expenditures. For the biennium July 2009 – June 2011, we budgeted to receive \$2,623.14 (assessments and interest on our account).

- \* We budgeted \$1,100 for account services; we have spent 77%. The last quarter of the biennium is charged to the next biennium because that is when the bill arrives.
- \* We budgeted \$1,000 for liability insurance to cover the homeowners regarding our green-belt; we have spent 51%.
- \* We budgeted \$96 to cover the expense of our website; we have spent 50%.
- \* We budgeted \$20 to cover the expense of filing our non-profit status with the State of Washington; we have spent 50%.
- \* We budgeted \$407.14 for administrative expenses; we have spent 64%.

The one item that was not included in our budget is for legal expense. It had been anticipated that the major legal expense would be to file liens when necessary and monies recovered when the property changes hands would cover those expenses. During this biennium, we have incurred \$517.86 in legal expenses. As of this date, we have received \$1,266.19 that covers the satisfaction of the liens and the payment of delinquent assessments. Some of those assessments were for the previous biennium. Therefore, we were able to cover our legal expenses for this and the last biennium and have been able to replace the money we borrowed from reserves.

Our next assessments will be due on August 1<sup>st</sup>, 2011. **Sincerely, Al Aoesved, Treasurer**

**ASSESSMENTS:** We have had more than our share of "foreclosures" at Ridgecrest. Six total and one foreclosed twice. Four closed with the association receiving the monies owed us. This makes liens necessary. RHA receives delinquent assessments, legal fees and interest.

**NOTICE to TITLE:** All title companies notify the association when a transfer of property title is about to be done. All architectural issues, liens, delinquent assessments and legal fees are reported. In the history of the RHA we have collected every penny owed by delinquents. **BTW:** The notice to title has nothing to do with the greenbelt!

**THE ASSESSMENT and YOU!** 2011 is our next billing year. **Do Not wait until the last minute to send in your assessment.** IAW covenants you are billed 30 day in advance. This is plenty of time for you to budget your assessment payment. **IMPORTANT NOTE:** Within 24 hours of the first business due date, which is always August 1<sup>st</sup> we send a list of unpaid assessment to the attorney for collection. If you pay late you may also have to pay an additional legal fee. Since it only comes around every two years pay right away so you do not forget it. The BoD would like to thank the many residents who have always paid and sent their assessment in on time!

**COVENANTS & BYLAWS:** Read the covenants and bylaws. Before you convince yourself that you are an expert investigate other documentation. Visit the website. Ask questions why certain procedures are followed. There is a good reason. The association has a land management attorney who the RHA has paid over many years for advice in defining the association rules. The association does not do anything with regards to liens, assessment collection and management of common area without consultation. Join the management team if you have better ideas!

**CRIME:** Lock your doors and lock up your vehicles ALL THE TIME! The criminals who break into cars, garages, and homes **are always out there and they will return!**

**PLEASE REPORT ALL THEFTS** to the Kitsap County Sheriff's office 337-7101 as soon as it happens. Some people do not!

**MAILBOXES:** **Outgoing mail with your red flag up is a bad idea!** Roaming thieves will steal your mail in hopes of finding negotiable personal checks, cash, personal information, or anything else of value. You may never find out. This topic has been discussed at RHA Meetings going back to the early 1980's.

**VOLUNTEERS:** If it were not for RHA volunteers it would cost us all a lot more money to have the comfort level by hiring a company who manages these associations. Our annual assessments would be at the very least 10 times more to have this benefit. Talk to someone who belonged to one of these associations in another state.

**CORRESPONDENCE to the ASSOCIATION:** The board of directors only responds to letters written to official above address or email to [ridgecrest@q.com](mailto:ridgecrest@q.com). Notes stuck in mailboxes or doorways are discarded. Your letters or e-mails will be read at the following meeting in open forum.

**SPEED LIMIT:** Our speed limit is 25 MPH and is really too high. It is against the law for children to play in the street but they do walk to and from the school bus.

**ARCHITECTURAL CONTROL COMMITTEE (ACC):** There is no such thing as a temporary structure. Temp structures were for no longer than 8 months during plat development. Any external architectural changes to your property such as fences, kennels, carports, color or roofing changes is required to be submitted to the ACC. Jim Shirk, 8722 Deeridge, 874-7674, David May, 8753 Deeridge and Dave Ulrich, 3194 Timberidge. A simple one-page form is located on the RHA web site. ACC does not patrol the plat looking for construction, however if it is noticed they will send a 'request to comply'. ACC relies on the cooperation of residents.

**GREENBELT TREES:** Under Title 19 Critical Area Ordinance it is illegal to remove any vegetation from common area, dead or alive. RHA has a procedure for possible threatening trees that starts with you taking photos, officially contacting the ACC in writing and ultimately incorporates the Kitsap County Community Planning department. Information can be gotten from ACC Chairman or on the RHA web site [ridgecresthomeowners.org](http://ridgecresthomeowners.org)

**DEGRADATION of RIDGECREST SIGN AREA:** Parents are asked to keep their children off of the area around the sign at the corner of Mullenix and Deeridge while waiting for the school bus. One VOLUNTEER family now maintains this area. Last school year we had children who degraded this area to the point that four case numbers were assigned by the sheriff's office. Please respect our volunteers landscaping efforts. Thank you.

**FAQ's:** Frequently asked questions were originally written about 20 years ago but are still applicable today. [ridgecresthomeowners.org/newsletters/FAQs.pdf](http://ridgecresthomeowners.org/newsletters/FAQs.pdf)

**MANAGEMENT TEAM:** Everyone has a better idea on how to do things. Join the team and lend us your expertise.

#### **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]

**REPORT WILD ANIMALS:** We live in a wooded area where coyotes, raccoons, rats and mice are plentiful. Leaving food out is dangerous. **A BEAR was seen in the summer of 2008 passing through the yards 8776 and 8777 Deeridge.** Do not leave your pet food outside or even in your garage. WDFW says do not feed wildlife. Raccoon's especially carry diseases. This is from the Department of Fish & Wildlife. **Report animal sightings to WDF&W at [wildlife] 1-360 902-2515 or [enforcement] 1-360 902-2936.**

**STREET LIGHT MAINTENANCE:** Call 888-225-5773 that is the same number for reporting power outages and have the pole number handy. The electric company does not patrol so you need to tell them. The pole number is usually on a white tag and may begin with the number SLA \_\_\_\_\_. It takes around 10-14 days after you call it in.

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

**CHILD ABUSE - DSHS CHILD PROTECTIVE SERVICES:** If you witness child abuse or neglect then call 1-800- 423-6246. Child abuse could be a symptom of additional problems that may end up affecting you.

**DOMESTIC LOOSE ANIMALS & PETS:** It is apparent that all families in Ridgecrest are dog lovers and are sensitive to their dogs and neighbors needs and take appropriate care of their pets. As a courtesy we have provided a segment of the Kitsap County regulations on the reverse of this newsletter. We have for many years listed on the RHA website the Ridgecrest pertinent county pet regulations at [ridgecresthomeowners.org](http://ridgecresthomeowners.org), (information button). Report pet issues to Kitsap County Animal Control 698-9654 x7216 or 692-6977.

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

**GREENBELT 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, 337-5662

You think you have a **CERTIFIED WOOD STOVE?** You better make sure. Don't take the previous owners word for it. Check yourself, as the fine is \$1000.00. Also before lighting off that wood stove or burning brush check with the county. South Kitsap County Burn Ban Areas 871-2411 or (800) 323-BURN (2876)

**FIRE AND RESCUE EMERGENCY & ADMINISTRATIVE: 871-2411**

**SPEEDING COMPLAINTS:** The speed limit on Deeridge is really too high at 25 MPH but for some it is not high enough. Do not attempt to take any action on your own but report speeders to law enforcement. [kitsapgov.com/sheriff/](http://kitsapgov.com/sheriff/) Call 911 or Sheriff's Office Desk 337-7101

**WASTE MANAGEMENT:** [wmnorthwest.com/kitsap/index.html](http://wmnorthwest.com/kitsap/index.html) or 337-5777 or 1-800-592-9995 Good luck on getting a real live person to talk to.

**GARBAGE & RECYCLING INFORMATION:** Call 337-5777 Press #3

**PUGET SOUND ENERGY: Emergencies or Power Outages . Call 1-888-225-5773 Press #1**

**FIREWORKS:** New laws for discharging fireworks. Firework's Ordinance 377-7181. Fire Marshall's office 337-5777 Press #2 or 360-337-4442

**GO TO WEBSITE FOR OTHER INFORMATION IN PREVIOUS NEWSLETTERS** [ridgecresthomeowners.org](http://ridgecresthomeowners.org)

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**

**"KEEPING YOU INFORMED FOR A BETTER COMMUNITY"**