

Taylor's Ridge News (TRHOA)

The President's Corner

Well, we made it. We survived one of the driest summers in recorded history, a winter with a brutal cold spell with snow and sheets of ice that took their tolls on our trees and yards.

If this is your 1st or 7th year here then we hope that your home and neighborhood is just as beautiful as the day you moved in, but now with bigger trees. Taylor's Ridge is much more than just 141 homes and we strive to make the neighborhood warm and inviting. To assist you in being "a friendly neighbor" Taylor's Ridge provides you with a directory so you know your neighbors names and their phone numbers. *

This comes in handy in the spring when you see your neighbor in the yard since you have only waved at them pulling into their garage in the dim light of winter. The neighborhood has a couple of summer block parties and the charity holiday house and tree lighting in the winter so please ask questions and get involved so you can be part of the fun.**

- * To ensure accuracy if you are new to the neighborhood please e-mail your info to vanderwal3000@verizon.net.
** Please e-mail for more information about summer block parties or the charity holiday lighting at the address listed above.

Officers and Committee Members

President:	Dan Vander Wal	425-788-1372
Secretary:	Chris Gunther	425-788-4001
Treasurer:	*Joe Mulkern	425-844-9496
Board member	Mike Bramble	425-788-2578
Board member	Kim Harrington	425-788-0279

*Effective March 2004 (Kim Harrington current Treasurer)

Architectural Control Committee:

Jim Henderson - Chairman	425-844-1510
Valerie Morrell	425-844-8301
Gerard Cattin	425-788-3004
Tom Redmond	425-788-2844

Landscaping Committee:

Kim Redmond	425-788-2844
Cari Sadin	425-844-4020

Web Site and Welcoming Committee:

Karen Gilbert	425-844-0753
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CC&Rs top 10 list

Many of the points that are brought up to the homeowners' association typically stem from people not knowing or referring to the CC&Rs.

Here is a list of top 10 points that you might want to reference to ensure that you are in code:

- 1. Boats and trailers can only be parked in the neighborhood for 72 hours.**
- 2. House color changes must be pre-approved by the architectural committee.**
- 3. Trash cans should not be visible from the street.**
- 4. Play structures must be placed out of street view.**
- 5. Sheds must match your roof (shingle) and siding and must be placed out of street view.**
- 6. Home additions or structural changes must be approved by the architectural committee.**
- 7. Cars must be parked in the garage in the evenings.**
- 8. Posting flyers on the mailboxes is against the rules**
- 9. Yard drainage or "French drains" must be pre-approved by the architectural committee.**
- 10. Fences must not be closer than eight feet from the front of your house and must be pre-approved by the architectural committee.**

Spring Project (mailboxes)

We are organizing a mailbox clean up program this spring. The TRHOA will provide the paint and supplies for the project and are looking for volunteers to head up this effort in each cult-a-sac or regional mailbox area. We hope to have a lead near each mailbox that will head up this process.

Please contact Karen Gilbert at 425.844.0753 or e-mail at kg.gilbert@verizon.net if you are interested in volunteering or leading your local mailbox effort next spring.

Meeting Schedule

The Taylor's Ridge Homeowner's Association board meets quarterly to discuss on-going business and financials. TRHOA holds an annual meeting in the first week of November at Cedarcrest High School for those that would like to attend. Notification will also be sent out prior to the meeting for those that would like to attend.

Annual Meeting Notes

Attendance: 24 homes were represented including board members' homes.

Board Members attending: Dan Vander Wal, President; Kim Harrington, Treasurer; Christian Gunther, Secretary

The meeting was opened by Dan Vander Wal, President at 7:45 PM. The following business of the Association was conducted:

1) Review minutes of the Last Membership Meeting

Chris Gunther read the minutes of the last membership meeting held on November 7, 2002. The members present approved the minutes as read.

2) Treasurer's Report

Kim Harrington reviewed the budget items for the year and provided status of the current and projected year end actual expenses. The 2003 total budget is \$32,217 with to-date actual(s) of \$24,647. Year End projection for actual expenses is \$28,868. Water and insurance expenses were higher than the budget.

Overall, however, a cash surplus of \$3,266 is projected for the year. The surplus is mostly due to Landscape Maintenance and Barking expenses being less than budgeted. The 2004 budget is proposed to be set at \$31,780. This requires annual dues of \$202.22 for 2004 after accounting for the cash surplus.

A discussion followed concerning the appropriate size of the reserves the Association should maintain. Capital reserves are estimated to be \$19,509 at year end. A major future expense will be the repair of the fence along 150th Street. This will consume a significant portion of the reserves. The risk of a lawsuit against the Association must also be considered which may require resources for defense.

The size of the reserves obviously impacts the annual dues. The attending homeowners agreed to continue to build reserves at the rate of \$5000 per year. Once the cost of the fence repair is known the appropriate level of the reserves can be re-evaluated. The annual dues were voted on later in the meeting.

3) Old Business

Landscaping Contractor.

In response to questions from the attendees Dan explained the reasons for the change from Greenblade to J. P. Landscaping. Starting with 2003 the Association contracted with J.P. since the service provided by Greenblade was not satisfactory and their fees were too high.

Taylor's' Ridge Entrance Sign at 278th

It was determined that Duvall City ordinance does not allow a second entrance sign. In place of a sign it was decided to landscape the entrance at 278th.

Meeting Notes Continued

4) New Business

Election of New Board Members

Kim Harrington announced that she will resign from her position as Treasurer at the end of her current term, i.e. the end of March 2004. Joe Mulkern expressed interest in taking over the position. Joe was nominated for the position and approved unanimously by the homeowners present.

Another homeowner, Mike Ramble, expressed interest in assisting with the affairs of the Association. Mike Ramble was nominated as member at large and approved unanimously. Kim Harrington also wanted to continue to be involved with Association. She was also nominated and approved unanimously as member at large.

2004 Dues

It was decided, one member abstaining, to leave the annual dues at the 2003 level of \$200.00.

Miscellaneous Concerns

Tot Lot Sign – A homeowner proposed to post a sign restricting the use of the tot lot to young children and to residents of Taylor's Ridge. A discussion of this proposal followed. The outcome was that there was not enough evidence of misuse of the tot lot warranting restricting usage.

Policing CC&Rs – Compliance with the CC&Rs is an ongoing issue. Some home owners seem to ignore the rules and park boats and RVs in their drive ways longer than allowed. Also garbage cans are left in front of the homes throughout the week.

Dan will send a letter to all home owners again reminding them of the requirement to abide by the CC&Rs. This letter will also include an estimate for the fence repair.

The meeting was adjourned at 9:28 PM. These minutes were prepared by Christian Gunther, Secretary.

Taylor's Ridge Information

TRHOA maintains a web site where you can find information about committees, meeting minutes, budgets, bylaws and covenants. This web site has had several updates and Karen Gilbert is looking to make more this year. If you have comments or suggestions please forward those to kg.gilbert@verizon.net or you can mail them to PO Box 881, Duvall, WA. 98019. For association questions or comments e-mail Dan Vander Wal at vanderwal3000@verizon.net.

There are many useful community links on the web site and we invite you to visit our web site. www.taylorstridge.net