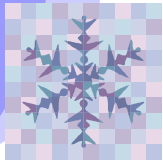


Taylor's Ridge News

VOLUME 2, ISSUE 1

1ST QUARTER, JANUARY, 2007



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Future Meeting Dates

The Board of Directors meet on a bi-monthly basis. Next meeting is on March 12th at 7:30pm. If you would like to attend please contact Karen Gilbert.

Annual Meeting
November 2007
Duvall Fire Station



www.taylorstridge.net

P.O. Box 881
Duvall, WA 98019

Published by: Kim Harrington

2006 Annual Meeting

Twenty homes were represented at this year's meeting held on November 15 at the fire station. The minutes of the 2005 meeting were read and approved. Rob Parnell, president, spoke about the completion of the fence project on 150th and the new mailbox stands. Both projects were pursued and completed in 2006. He also discussed the board's efforts to increase communication between the Board and the neighborhood. Communication tools such as the quarterly newsletter, updated directory and website are some of the tools that the board has activated during 2006. The board is also attempting to schedule a neighborhood meeting with the Mayor of Duvall. This will help open the lines of communication with TR and the future happenings in the town of Duvall. This meeting will take place January 23rd at 7:30pm in Duvall Fire Station. We hope to see you there. Other topics discussed at the meeting included the holiday lighting information, neighborhood vehicle speed and common areas landscape update. You will find information on all these topics included in this newsletter. Rob also spoke about the need for some changes to the CC&Rs such as a revision to acceptable roofing materials. Many of the homes in Divisions I and II are approaching the need for new roofs. The other modification needed is to update the document to include all divisions and clarify the legalese so that it is more understandable, while at the same time strengthening the recourse options in cases of non-compliance. For information about the budget discussion see the section in this newsletter. There was also a post-meeting discussion with Peter Luhrs, member of the Duvall Planning Commission, regarding future changes in the town of Duvall. Minutes for the meeting are available on the web site. Please direct any comments or concerns to a Board member. The annual meeting is a great place for us to all pull our ideas and comments together to better our neighborhood. We would love to see all homes represented each year.

Neighborhood Vehicle Speed

Much of the Taylor's Ridge community has shown concern in regards to the high speeds of vehicles traveling through our neighborhood. Jan Buchthal addressed these concerns with the local police and came away with these findings. The city will not allow speed bumps due to maintenance requirements. The police will attempt to respond to calls but they do have limited resources. Private citizens can be trained by the police department to use portable radar guns. The license plates of the offenders would be forwarded to the police and they would send a warning letter. The electronic speed sign is shared by 13 communities and Duvall only gets to use it 4 weeks out of the year so it's accessibility is limited. The police want citizens to know that placement of private "slow" signs in the streets is discouraged because they are illegal and can cause accidents. Jan also asked what the legal time limit is for parking cars/boats/RVs on the street. The answer is 24 hours. Citizens may call the police to report violators. Vehicles will be marked, ticketed towed.

Board Member Update

The Board has re-evaluated the terms and positions held by the Taylor's Ridge Homeowners Association Board in order to create better communication and effectiveness. In order to improve communication between the board and the architectural/landscaped committees the board proposed that these two positions be official board positions. In order to make room the Board recommended that the vice president role be eliminated. This creates a board of seven positions. The attendees of the annual meeting voted and approved these changes.

Budget Update

At the annual meeting three options were presented for a vote in regards to the 2007 dues.

Option 1: Increases of \$2000 for legal expenses (CC&R changes), \$3000 repair and maint. and \$200 for welcoming committee. Annual dues would be \$258 per home.

Option 2: Increases of \$5000 for legal expenses (more substantial CC&R changes) with all other items above as stated. Annual dues would be \$279 per home.

Option 3: Increases of \$10,000 for repair and maint. with all other items in option 2 stay the same. Annual dues would be \$329 per home.

The attendees of the annual meeting voted and option 2 was selected so the annual dues are set at \$279 per home.

Board Members

After appropriate nominations and elections at the 2006 annual meeting the board of directors consists of...

President: Rob Parnell 788-4216

Treasurer: Roger Porter 788-5165

Secretary: Christian Gunther 788-4001

Member at Large: Kim Harrington 788-0279

Member at Large: Karen Gilbert 844-0753

Landscape: Dave Buchthal 788-1234

Architectural: not filled at this time

The Great Storm!

WOW! What a storm. However, it was wonderful to see our community pull together and help each other. So many people shared recourses in order to help their fellow neighbors. Our entire neighborhood should be proud of our ability to pull together and help one another in a time of need. This event will certainly prompt many people to make sure they are even more prepared in the event of another storm or disaster. We would like to give big thanks to Brad and Arenn McDonald who cleared Manion and 151st with wonderful enthusiasm.

Holiday Lights

Another wonderful successful year! Thank you to all who participated. Stephen Sierakowski service approx. 40 homes. This a large commitment of time on his part, THANK YOU! With the appropriate Microsoft fund matching, well over \$3000 has been sent to The Forgotten Children's Fund. This charity has benefited for several years due to the annual holiday lighting of Taylor's Ridge. Thanks also to Kimberly Harrington, Coldwell Banker Bain & Dan Golden, Country Wide Home Loans. They contributed the funds (\$2500) necessary to rent the equipment

Landscape Update

The tree fungus was discussed at the annual meeting. You can find information on the TR web site. It was noted that trees are the homeowner's responsibility to care for and trim. Dave has put our landscape contract out for bid and has found that it is best for us to remain with J.P. Landscape at this time. Plans for 2007 include barking and seasonal plantings.

Architectural Board Position

We need to field nominees for the Architectural Board Position. Please submit your interest or nomination of a neighbor by March 1, 2006 to Rob Parnell, President. Currently the committee is made up of three members including Tom Redmond, Val Morrell and Jim Henderson. Direct any immediate architectural questions or request to these committee members. We hope to fill the Board position as soon as possible.