

Taylor's Ridge News

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2ND QUARTER APRIL, 2007

Current CC&Rs and Future Possible Changes

The rising temperatures and snow level in the mountains highlight that spring and summer will soon be here. The nicer weather also brings an increase in the reported number of CC&R violations. The topic of CC&Rs has been reoccurring item at the annual meeting and in my conversations in the neighborhood. At the previous annual meeting the neighborhood approved budget for the Board to meet with a Real Estate attorney and update the CC&Rs. Last month the Board started working with an attorney to provide guidance on what is feasible within state law and legal precedence. Contact any Board member if there is an area of the CC&Rs you would like to see clarified or modified. The Board will review all input and make a decision on what areas will be altered. The neighborhood will vote and approve any alterations. More information will be forthcoming in the next several weeks. In the meantime following are the top five reported violations in no particular order:

- **Vehicles parked on the street** – It is stated in the CC&Rs that no vehicles may be parked in the public right-of-way for temporary or permanent residential purposes. The City of Duvall limits parking to 24 hours and will ticket and/or tow. Any citizen may call the City for vehicles parked in public right-of-ways for more then 24 hours.
- **Garbage cans and wood piles** – Garbage cans and wood piles are not to be stored in the front or side yards in open view of lots or right-of-ways.
- **Vehicles parked in driveways** – Vehicles, motorcycles, RV's and trailers are not to be parked in the driveway for more than 72 hours. Temporary exceptions can be provided with prior Board approval.
- **Lot maintenance** – Lots are to be well maintained. This includes being relatively free of moss, weeds, branches, and other yard waste. If moss and/or weeds have replaced your grass, it is time to reseed. The CC&Rs do provide a process and invoicing method if the HOA finds it necessary to have a landscape company perform yard maintenance to return the lot back to standard.
- **Building or lot alterations** – Remember that alterations to your house including additions, cosmetic alterations, and non-approved paint colors need to be reviewed and approved by the Architectural Control Committee. This includes major modifications to landscaping.

Inside This Issue

- CC&R Update
- TR Mayor Meeting
- Architectural Board Position
- Vandals
- Landscape Update
- Budget Update
- TR Garage Sale
- New Neighbors
- Board Members

Future Meeting Dates

The Board of Directors meet on a bi-monthly basis. Next meeting is on May 14th 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

Taylor's Ridge Meeting With The Mayor

Mayor **Will Ibershof** and Economic Development Director **Doreen Booth**

met with Taylor Ridge homeowners on January 23rd in the Fire Station meeting room with 15 homes represented. Those in attendance were pleased by the open, frank discussion that Will and Doreen led that dealt with several issues affecting not only Taylor Ridge, but all of Duvall. Topics of discussion included:

- the city's response to the floods and the power outages.
- the snowplow procedures and city response.
- the growth of new housing in Duvall, including the Cam-West development and the proposed annexation that would lead to the extension of Manion Way to new housing.
- the problems related to speeding on the TR streets.
- the city's rationale for banning speed bumps to restrict that speeding.
- potential growth in the Riverview School District.
- the potential addition of a branch of Lake Washington Technical College near Big Rock Road.

Homeowners in attendance were pleased not only by the mayor's openness in fielding all questions, but by the fact that several in attendance won door prizes (an emergency kit, Duvall tee-shirts, and Duvall coffee cups.) The mayor expressed his desire to meet with residents from many neighborhoods and his willingness to meet with the TR homeowners again.

ACC Director Position

The board is proud to announce that Randy McLeod has been elected and accepted the architectural committee director board position. This position is very important to keep the lines of communication flowing between the board and the architectural committee. At this time he will serve as the interim ACC director until the next annual meeting where the neighborhood will be able to vote him in for a full term. Randy is excited to have a positive impact on the HOA Board of Directors.

Budget Update

After the close of the first quarter the budget reflects as follows. We are a little over budget in landscape. This is due to seasonal & unforeseen expenses due to the storm and vandals and will be allocated to the maintenance to help balance the budget impact. We are also slightly over budget in the category of power, this is due to the recent raise in rates. All other categories are seasonal or on target. Our current capital reserves and current operating cash are \$2019.46 & \$20,406.18 respectively, totaling \$22,425.64 cash assets. The association needs to collect the remaining dues. If you have not paid, you should have received a new invoice in the mail, please submit as soon as possible. 28 homes are still outstanding.

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: Randy McLeod 788-2378

Vandals

Taylor's Ridge has been experiencing a string of vandals in the recent months. This of course is very disappointing to those of us who take great pride in our beautiful neighborhood. The latest string of vandalism has included TP-ing, egging, spraying our front entrance sign with graffiti and even cars and trucks driving thru front yards. Let's all keep a much more watchful eye so that these destructive acts do not diminish the quality of our homes and neighborhood.

TR Annual Garage Sale

This year it will be on

April 27th and 28th.

If you would like to participate please contact Karen Gilbert at 844-0753 or kg.gilbert@verizon.net. Each year this event draws a large number of shoppers. Those that have set up shop during this sale have had great success.

New Neighbors?

Over time people move in and out of our neighborhood. The board tries to stay informed regarding the new owners contact information as well as welcome them to our neighborhood. For that reason we are asking that you contact Karen Gilbert if you notice you have a new neighbor. She can be reached as 844-07523 or kg.gilbert@verizon.net. Thank you for your help.

Landscape Update

This years landscape budget has been impacted by the winter storm clean up such as tree removal of downed common area trees, staking of large trees that were blown against the fence on 150th and up-righting two trees at the entrance that were damaged by vandals. Members of the board met with JP last week to review options for the condition of the grassy areas along 150th that are full of moss and in need of TLC. The storm depleted landscaping budget may make major improvements unlikely this year.

