

# Taylor's Ridge News

VOLUME 3, ISSUE 1

2ND QUARTER APRIL, 2008

## 2007 Annual Homeowners' Meeting - Recap

The 2007 Annual Meeting was held at the Duvall Fire Station on December 5<sup>th</sup> with 13 homes represented. At this meeting, Suzi Zuber was voted in to assume the open member-at-large position with a term expiring in 2011. Welcome aboard Suzi!

During the meeting, Board members provided updates on 2007 Association actions, landscaping and outlined a budget for 2008. As you have already seen, the dues for 2008 were reduced by \$34 from last year. There are a variety of reasons for this ranging from lower water costs and the decision to cap the Association's reserves at \$10,000. The Board made this decision since we believe the reserves are for emergencies like the previous winter's wind storm and no major updates or modifications are currently planned for the neighborhood this year. All large capital items will be saved for separately and nothing is planned for 2008. You can review the budget posted on the Taylor's Ridge website to see how your dues are allocated.

The Board also provided an update regarding modifications to the CC&R's. A majority of the neighbors in attendance voted to move forward with developing a fee schedule and appeals process to handle CC&R violations. A full neighborhood vote is required to implement any changes to the CC&R's so nothing will take affect until this vote is held later this year.

## Neighborly Reminders

Below are five CC&R's that are worthy of a reminder. Please remember that...

- **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. After garbage is picked up, please remove your cans that same day.
- **RV's, boats, trailers, vehicles and motorcycles** are not to be parked in the driveway for more then 72 hours. Temporary exceptions can be provided with prior Board approval.
- **Lots are to be well maintained.** This includes being relatively free of moss, weeds, branches, and other yard waste. The CC&R's 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.
- **Remember that building or lot alterations** including additions, cosmetic alterations, sheds and non-approved paint colors need to be reviewed and approved by the Architectural Control Committee. This includes major modifications to landscaping.
- **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.

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*Think Spring!*

### Future Meeting Dates

The Board of Directors meets on a bi-monthly basis. The next 2 meetings are May 12th and July 14th, both at 7:30pm. If you would like to attend, please contact Karen Gilbert.

**Annual Meeting  
November 2008  
Duvall Fire Station**



[www.taylorsridge.net](http://www.taylorsridge.net)

P.O. Box 881  
Duvall, WA 98019

Published by: Karen Gilbert

## Board Member Update

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As mentioned previously, Suzi Zuber was voted in to the 2nd Member-at-Large position at last year's annual meeting. Also, Dennis Schauls will take over as Chairperson for the Architectural Control Committee. He will replace Randy McLeod.

Welcome to both Suzi and Dennis and thank you for your service, Randy.

## Budget Update

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Thanks to the 83% of you that paid your annual dues on-time. If you have not paid at this time, please submit your payment as soon as possible.

Also, if you have any questions regarding our annual dues or the TR budget, please contact our Treasurer, Roger Porter.

## Landscape Update

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Some of you may have noticed a month or so ago that the pine trees along NE 150<sup>th</sup> were removed. These trees were leaning heavily and in a general state of decline. Their removal was recommended by J.P. Landscape, our landscape maintenance contractor, for safety reasons and their removal will help improve conditions for the grass to grow (once the moss is gone). ☺

Also removed along NE 150<sup>th</sup> were two Maples. One met with someone's bumper when the driver failed to negotiate the turn off of Batten. This tree was replaced. The other collapsed under the weight of our recent snowfall. This was not replaced because it was already being crowded out by other Maples around it.

Another project we are working on is the replacement of the trees we lost in the 2006 wind storm at the front entrance of Manion. We are currently reviewing J.P.'s quote and hope to have this area back to normal in a month.

We would also like to remind homeowners that have maple trees along the sidewalks - low hanging branches should be trimmed to allow easier passage by pedestrians.

## Homeowner Feedback

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Feel free to contact any Board member with your feedback. Please include your name so that we can respond to your comments.

## Missing Paint Book

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We are desperate to find the TR Paint Book. I have sent out several emails but to no avail. Please return it to Val Morrell immediately. There are at least 3 other families waiting to use it. Also, this was paid for with our dues monies and it would not be fun to have to pay for this again.

## Annual Garage Sale

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Mark your calendars for our Annual TR Garage Sale coming up on **April 25th and 26th**.

Each year, this event draws a large number of shoppers. Those that have set up shop during this sale have had great success. As always, I will post an ad in the local newspaper the week of the sale.

If you would like to participate please contact me, Karen Gilbert, at 844-0753 or [kg.gilbert@verizon.net](mailto:kg.gilbert@verizon.net).

## Website

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Did you know that the following information is on our website and is updated regularly:

- CC&R's
- Plat maps of our neighborhood
- Current list of our Board members and future meeting dates
- Minutes to all Board and Annual meetings
- 2008 budget
- Past issues of the newsletter

**Check it out at [www.taylorstridge.net](http://www.taylorstridge.net).**

## Board Members

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President (2009): Rob Parnell 788-4216

Treasurer (2010): Roger Porter 788-5165

Secretary (2009): Christian Gunther 788-4001

Landscape (2008): Dave Buchthal 788-1234

Interim Architectural (2011): Dennis Schauls 844-0624

Member-at-Large (2010): Karen Gilbert 844-0753

Member-at-Large (2011): Suzi Zuber 788-2757

*Expiration dates for terms of office are in parentheses.*

