



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**

<http://www.ridgecresthomeowners.org>

SPEED LIMIT IS 25 MPH

2007

Vol. 19

2008 Meeting

Day: Tuesday

Time: Meeting at 7:00 PM

Place: 8765 Deeridge – 876-6330

Date: 19 February 2008

MEETING PROCEDURE: A scheduled general meeting is first with the board meeting immediately following. All are welcome.

MEETING AGENDAS: The meetings are business meetings and are a good place to meet your neighbors. TIPS: It would be much friendlier to complain about a neighbor away from the meeting. The board has had a long-standing policy not to hear complaints or resolve disputes.

VOLUNTEERS: Over the years we have lost board volunteers because of harassment; recently two very helpful board members who were harassed over issues they did not control looked for an opportunity to move and did so.

George Carr, President's Corner

Covenants Article IV-The Assessment & the Lien: The association has reluctantly found it necessary to occasionally place liens. Liens are expensive to the homeowner who has one placed on their property. Liens will delay a refinancing or a sale. Liens can affect your credit. Removal of liens requires several steps, is inconvenient to the homeowner and time consuming with a trip to the courthouse. We have an attorney who performs this service and since the affected homeowner is ultimately responsible for legal fees this is passed onto them. In order to protect the investment in our homes we must have home insurance. Since we ALL own in common the greenbelt the same applies to greenbelt insurance as well. For you as a lot owner to buy greenbelt insurance on an individual basis as a rider to your homeowner's policy would be prohibitive. So the 'association' buys it cheaper as a group. The association carries a homeowner's association policy, which mainly applies to liability, i.e., if a person is hurt in the greenbelt area, we as a group would ALL be subject to litigation as a group. This is protection we must have. The biannual assessment pays this insurance premium. The assessment is essentially a necessary extension of your mortgage payment.

Bob Blue, Treasurer's Report

ASSESSMENTS: As we have announced previously assessments will be incrementally increased by 5% annually until we reach an amount equal to our annual expenditures. We are currently operating at about a 20% annual deficit. Thank you for sending in your assessment on time.

Mark Johnston, Architectural Control Committee (ACC) Chairman Comments

VOLUNTEER WORK AROUND RIDGECREST SIGN AREA: Thank you to the Shield's family for cleaning up and maintaining the area around the Ridgecrest sign. Additionally, the association just spent over \$700 to refurbish the RIDGECREST sign.

ARCHITECTURAL CONTROL COMMITTEE (ACC): Any external architectural changes to your property such as fences, kennels, carports, color or roofing changes is required to be submitted to the ACC. Mark Johnston, 8764 Deeridge Pl SE, 874-6697 and Robert Blue, 8800 Deeridge Pl SE, 876-3174.

GREENBELT is a Sight & Sound Barrier: The "common area" is not to be encroached or used as a dumping ground. Read your covenants and know your property boundaries with relation to the common area boundary. The greenbelt is managed in cooperation with Kitsap County Community Development.

COUNTY FORESTER email to the RIDGECREST HOMEOWNERS ASSOCIATION

Subject: Ridgecrest Greenbelt
From: Karanne Gonzalez <kgonzale@co.kitsap.wa.us>
Date: 7/13/2005 9:38 AM
To: RHA@telebyte.org

Hello RHA Architectural Control Committee & RHA Board of Directors,
Removal within a green belt or critical areas buffer requires approval from the Kitsap County Planning Department. When the green belt is located within a plat, the homeowners association must also grant permission to cut the vegetation. It has been a practice of this Department to require a replanting plan that shows for each tree to be removed two are to be replaced. I hope you find this information helpful.

Sincerely,
Karanne Gonzalez
Project Planner
Forest Practice & Open Space
kgonzale@co.kitsap.wa.us
360-337-4993

NON-ASSOCIATION MATTERS

The Ridgecrest Association is NOT police, county road maintenance, telephone repair, streetlight, loose pet control or a public agency. Listed below are some you can contact.

POTHOLE CENTRAL: Deeridge & adjoining cul-de-sacs are county property. Need to get a public county road repaired contact **Public Works, Kitsap County at 337-5777**

DETENTION/RETENTION PONDS: RHA residents [you] pay around \$50 annually 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, 337-7290**

KITSAP COUNTY BURN BAN INFO Kitsap County Burn Ban Areas 337-7160

TRAFFIC & SPEEDING COMPLAINTS: <http://www.kitsapgov.com/sheriff/> Call 911 or Sheriff's Office Desk 337-7101-Residents routinely reports speeders on Deeridge.

FIREWORKS – There are rules associated with individual fireworks use. To be legal contact KITSAP COUNTY - **FIRE MARSHALL OFFICE 337-5758**

PETS: Please ensure you maintain control of your pets. Thank you. **Kitsap County Animal Control 698-9654 or 692-6977**

CORRESPONDENCE to the HOMEOWNERS ASSOCIATION: Postal boxes in front of an individual's driveway are for US MAIL ONLY.

ALL MAIL TO ASSOCIATION MUST BE MAILED TO ABOVE ADDRESS.

**IF YOU HAVE ANY QUESTIONS CONCERNING ANYTHING IN THIS NEWSLETTER, RHA COVENANTS & By-Laws
PLEASE BRING THEM UP AT THE NEXT MEETING or call George Carr 876-6330**

"KEEPING YOU INFORMED FOR A BETTER COMMUNITY"