



Cougar Ridge News

Cougar Ridge Homeowners' Association

Keeping our neighborhood beautiful, our assessments low,
our values high, and our community strong.

Winter 2022-23

President's Message

Praise, Honor & Thanks for Longtime Neighborhood Involvement

Recognizing individuals, who have contributed so much time and talent to our community, is an important part of being a leader. Several changes were made to the Cougar Ridge Homeowners' Association Board in past years. Much expertise is needed in all of these areas, and we're fortunate to have such dedicated leaders as these serve our neighborhood. When you see any of these neighbors out in the neighborhood, please take time to express your appreciation for all their work in making Cougar Ridge a great place to live.

Judy Lundgren

Our long time treasurer, **Judy Lundgren** stepped back from her job as treasurer. In that role she was instrumental in setting up the staggered system of renewal for our reserve account CDs in addition to managing the finances of the association: billing and collection of annual dues, and quarterly water usage fees, paying all our bills and providing monthly budget updates to the board. While **Judy** remains active as co-chair of the Landscape Maintenance Committee, and you'll still find her "playing in the dirt," as she refers to her gardening talents. Her contributions to the neighborhood have made a considerable impact over the years.

Barb Valinske

In my 37 years of working in schools, I learned that the lead secretary/office manager was the person who did most of the work to make the school run smoothly. In our HOA that person is our secretary. **Barb Valinske** served as secretary of the association for six years. **Barb** was the one to contact if you had any questions or needed anything in our neighborhood. She put together all the mailings for our members and was the person who kept our HOA running smoothly. She was very instrumental in making sure new homeowners in the neighborhood received a warm welcome. It would be impossible to list all the things she has done for our neighborhood, however, **Barb** will continue to co-chair the Landscape Maintenance Committee. **Barb** and **Judy** will be happy to help you with your landscaping plans.

Lloyd Moody

As a current board member, **Lloyd Moody** has recently led efforts to rewrite our bylaws, which involved many hours of reviewing legislative action that has occurred over the past few years. The process also included researching bylaws of other HOAs, drafting our new bylaws and adjusting them based on feedback from the board and community members. **Lloyd** has served the neighborhood in a variety of roles over the years, including being board president, as well as treasurer in past years. **Lloyd** helps out reading the water meters, is a member of the finance committee and also member of the Landscape Maintenance Committee. He often volunteers his trailer to haul away debris as well as leading efforts to clean, replace and install streetlights. Our neighborhood is in great shape thanks to his tireless efforts to continue to seek improvements where needed.

Pete Valinske

Pete Valinske serves the neighborhood wearing several hats as well. In addition to managing the water system, **Pete** also serves as VP of the Cougar Ridge Homeowners' Association Board, takes care of monthly maintenance, meter reading and monitoring. This involves coordinating the water quality testing and reporting required by the state. **Pete** has done all the legwork in acquiring the contractor for the work in replacing all the valves in our water supply system as well as completing the work on replacing the roof on the pump house. In addition, we call **Pete** when our Mail-Kiosk gate gets stuck. **Pete** has a genuine interest in our HOA-owned water system. With a few more replacement valves to go, our system will have been totally renewed by the end of 2023.

Chuck Lundgren

Chuck has taken on the maintenance and mowing of the pipeline common area as well as the storm drainage ponds for many years. He mows both areas on a regular basis, trimming and clearing debris to keep our drainage areas clean. When weather conditions allow, **Chuck** will once again be seen regularly on the HOA mower.

Best Regards,

Barry Olson, Board President



Neighbors Help Maintain Common Area Landscape Beds

Landscape Areas Receive Makeover

Our common landscape beds have all received a thorough makeover and replanting thanks to so many of you coming out to volunteer and help. The following neighbors have come forward to continue to maintain the great condition of our landscape beds:

- **Margaret Scheppke:** Capitol Forest Court at Capitol Forest Drive
- **Deborah Noble:** Rocky Mountain Drive cul-de-sac
- **Amelia & Isaiah Peterson:** Rocky Mountain Drive at Capitol Forest Drive
- **Audrey & Heath Snow:** Ridge High Court
- **Jon Aal:** McLane Creek Court
- **Julie Corwin & Bob Schmelter, Nicky & Blayde Fry:** McLane Court
- **Dedi & Rob Little:** Pipeline Bed at Lot 5
- **Mike Burnett:** Private Drive
- **Michelle & James Ashley-Cole:** Common Area trail to McLane Nature Reserve
- **Dorraine Turner:** Rainwater Court
- **Terry Barber:** the Pit

Some Landscape Areas Still Need Volunteers

The remaining landscape areas that still need your help are:

- Capitol Forest Court cul-de-sac
- North Entrance
- South Entrance

Please contact the committee co-chairs at:

crhoabodlandscape@gmail.com

Many thanks for all your help and keeping our neighborhood common areas looking well tended and attractive.

Written by Landscape Maintenance Committee co-chairs:

Barb Valinske & Judy Lundgren



Mulch Application Happening in Common Areas

Throughout our neighborhood, cul-de-sacs are getting a complete makeover. Tom Coit is maneuvering the tractor, while Jon Aal, Fred Wigand, Lloyd Moody, Pete Valinske, and Stephanie Konopaski level, rake, dig and even move the mulch by hand to smooth the area out and prepare it for the new landscape plants and rocks.



While three volunteers, Matt Guile, Brittany Little, and Amelia Peterson, are ready to begin cleaning up their assigned common area, and enjoying a cookie from the snack table, Debbie Wigand is signing in the volunteers and Terry Barber is taking pics of their participation on a very beautiful and sunny October morning.



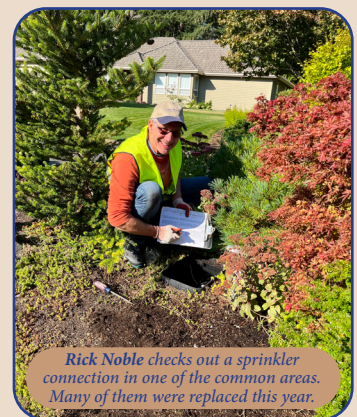
Fred Wigand is removing existing ground covers and plants using a hoe and a wheelbarrow.



Blayde Frye drives by using his ATV with an attached garden trailer on his way to dispose of landscape waste.



After using a small hoe to prepare for ground cover removal, Cheryl Matern cleans out the rest by hand.



Rick Noble checks out a sprinkler connection in one of the common areas. Many of them were replaced this year.

Perfect Weather Brings Out Enthusiastic Neighborhood Participation For Fall Cleanup

A BIG thanks to everyone who showed up to work on the neighborhood cleanup on Saturday, October 1. It probably didn't hurt that the weather was perfect. Those who participated in the cleanup were: Jon Aal, Michelle Trac and Tuoc Ho, Michael Wenzel, Cheryl Matern and Barry Olson, Amelia and Isaiah Peterson, Lloyd Moody, Julie Corwin and Bob Schmelter, Matt Guile and Brittany Little, Nicky and Blayde Fry, Margaret Scheppke, Debbie and Fred Wigand, Judy and Chuck Lundgren, Deborah and Rick Noble, Keith Loughheed, Jeff Capezio, Mike Bosco, Tom Coit, Barb and Pete Valinske.

New Pump House Adds To Neighborhood Curb Appeal

Cement Board Siding & Metal Roof Extend Life of the Building

You might have noticed the changes down at the Pump House. A metal roof and cement board siding have been added to the structure, that not only give it more curb appeal for our wonderful neighborhood, but also will extend the useful life of the building.

Cougar Ridge Resident Volunteers Architectural Plan

In 2022, the Water Committee submitted a budget request of \$40,000 for a new roof and siding to enhance the Pump House building. The Board approved. **James Ashley-Cole**, a Cougar Ridge resident and licensed engineer, volunteered to draw up architectural plans for the permitting and the work. Thank you, **James**! Without your help this project might have remained as just a thought. Your contribution saved potentially thousands of dollars for the Cougar Ridge homeowners. **James** was also able to cash in a favor with the county building department to ensure our permit was issued without having to endure the current (up to six months) waiting period.

Volunteers Paint Exterior Before Bad Weather Shows Up

Water committee members were able to get the siding painted between rainy days and before the storms began arriving. The volunteer help with painting saved about \$2,500. New outdoor lighting has been added to the building and the security cameras are back up and running.

*Article written by Water System Chair
Pete Valinske*



Pump House Renovation Pictures Tell A Story

1. This old Pump House picture was taken from the top of the well in 2012.
2. You will probably remember seeing this view of the Pump House close to the main entrance near the Postal Kiosk and the Pit.
3. The deteriorated parts of the Pump House need to be removed, before a new structure can be built around it.
4. This shot, taken at the same location as picture #1, shows the renovated view of the new Pump House in 2022.
5. & 6. The construction workers allow a few pics to be taken as they get close to finishing their part of the project.
7. The permitting process of new Pump House comes complete with an official neighborhood address.

Cougar Ridge Neighbors Practice Common Courtesies

- ★ Always drive carefully and follow the 25 mph speed limit.
- ★ Watch for children playing on or near the street.
- ★ If you're a dog owner, always pick up after your pet when walking in the neighborhood.
- ★ When you pick up your mail remember to check that the Mail Kiosk security gates are closed.
 - ★ Conceal your garbage bins from street view.
- ★ Help keep our neighborhood clean and beautiful with regular yard maintenance.
 - ★ To prevent fires in our forested areas, please remove piles of yard debris, especially during the warm and dry summer months.
 - ★ It is important to keep street trees, shrubs, and branches pruned back, to maintain a safe line of sight for school buses, garbage trucks, and any other vehicles that drive through the neighborhood.
- ★ Participation on and support for Cougar Ridge Committees, the Board of Directors, and the spring and fall cleanup days are encouraged and much appreciated.
 - ★ Remember to pay assessments on time.
 - ★ Please observe the CC&Rs that help maintain our clean, safe, and beautiful neighborhood.

Cougar Ridge News

Homeowners' Association

5948 Capitol Forest Drive SW
Olympia, WA 98512

Cougar Ridge News

Winter 2022-23

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Please email information, comments, and ideas to **Pat Barber**, Editor cougarridgenews@gmail.com

When to Contact the Architectural Review Committee

ARE YOU PLANNING TO REMODEL OR IMPROVE YOUR PROPERTY? Contact the Architecture Review Committee (ARC)

The **ARC** promotes and protects Cougar Ridge architectural standards for new construction and for property updates and additions.

If you're considering a

★ Garden shed

★ New deck

★ Fence

★ Roof replacement

★ New exterior additions or changes

Contact **ARC** when planning to build or improve your property. **ARC** is here to work with you.

We partner with owners to evaluate requests and compliance with our

Covenants, Conditions, & Restrictions (CC&Rs).

If you're unsure whether your project needs review please contact:

ARC Committee Chair

Ben Davidson

crhoarcllead@gmail.com

When to Contact the Landscape Maintenance Committee

ARE YOU PLANNING TO IMPROVE OR REDO THE LANDSCAPE ON YOUR PROPERTY? Contact the Landscape Maintenance Committee (LMC)

The **LMC** will help provide information on new plantings and suitable locations; advise on new landscape designs that work with the Cougar Ridge neighborhood and comply with our CC&Rs including:

✿ A landscape for new development

✿ Making substantial changes to your established property

✿ Removal of large trees or hedge rows

✿ Changing street-facing landscape design

✿ Other changes to the current property

Contact **LMC** when planning to build or improve your property. **LMC** is here to work with you.

We partner with owners to evaluate requests and compliance with our

Covenants, Conditions, & Restrictions (CC&Rs).

If you're unsure whether your project needs review please contact:

LMC Committee Co-Chairs

Judy Lundgren & Barb Valinske

crhoabodlandscape@gmail.com

2023 Cougar Ridge Homeowners' Association Board of Directors



Barry Olson
President

Director

crhoabod1@gmail.com



Pete Valinske
Vice President
Water System Chair

Director

crhoabod5@gmail.com



Tom Coit
Treasurer

Director

crhoabod3@gmail.com



Debbie Wigand
Secretary

Director

crhoabod4@gmail.com



Lloyd Moody
Bylaws Committee Chair

Director

crhoabod2@gmail.com



Eric Ostfeld

Director

crhoabod6@gmail.com



Barb Valinske
Landscape Maintenance Co-Chair

Director

crhoabodlandscape@gmail.com

2023 Calendar of Events

*Board Meetings are open
to all members.*

Please email

crhoabod4@gmail.com

for more information

(Dates are subject to change)

January 18: Board Meeting

February 08: Board Meeting

March 08: Board Meeting

April 12: Board Meeting

May 06: Spring Clean-Up Day

May 10: Board Meeting

June 14: Board Meeting

July 04: Neighborhood BBQ

July 12: Board Meeting

August 09: Board Meeting

September 13: Board Meeting

October 07: Fall Clean-up Day

October 11: Board Meeting

November 08: Board Meeting

November 16: Annual CRHA Meeting

December 13: Board Meeting

WELCOME
To Our
New Neighbors

LOT 50: Tina & Dan Miller

LOT 80: Brittany Little & Matt Guile

Important Cougar Ridge Contact Info

Website

The webmaster for the Cougar Ridge Homeowners' Association website is Cheryl Matern: www.cougarridgehoa.com

Treasurer

Please check with Treasurer Tom Coit if you have questions about the assessment billing, payment schedule, or other information.

Water System Maintenance

Cougar Ridge is fortunate to have its own water system. If you have questions about the system, your service, water quality or our irrigation schedule please contact Pete Valinske.