



Cougar Ridge News

Cougar Ridge Homeowners' Association

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

Fall/Winter 2024-25

President's Message

Longtime Neighborhood Newsletter Editor Retires

In the spring of 2002, Pat Barber saw a need for a neighborhood newsletter to help keep the residents of Cougar Ridge informed of what was happening in our development. The Board agreed. After the first few years of biannual issues, Pat stepped back and allowed others to manage the newsletter until resuming the editorial duties in 2012. She has held that role, of compiling, designing, editing and overseeing the printing and mailing of the *Cougar Ridge News* ever since. This fall/winter edition is Pat's last as she "retires" once again and allows others to carry on with the work. We owe Pat a great deal of thanks for all the great newsletters, as well as all the other contributions she has given being an involved neighbor in Cougar Ridge.

Many Thanks For Your Neighborhood Participation

I often use this platform to thank people for one thing or another. This time I would like to thank you, the residents of Cougar Ridge, for doing your part in making this such a great place to live. Your participation in the neighborhood through paying your annual dues and water bills, voting in our elections, helping during clean-up days, volunteering for committees, cleaning up after your dog, watching out for your neighbors, or any of the other myriad of small things that make a difference in our community. **THANK YOU!**

Please Note Change of Annual Meeting Place

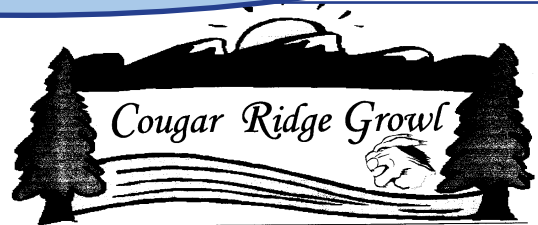
We've changed the month of our Annual Meeting to encourage better turnout. This year it will be held on

Thursday, November 21, at 7:00 PM
at the McLane/Black Lake Fire Station #95
5911 Black Lake Blvd. SW

Please note, this is a different location than recent years.

Sam Lake, Delphi Unit Manager, WA State Department of Natural Resources will be our guest speaker. Please mark your calendars. We look forward to seeing you there.

Best Regards,
Barry Olson
Board President



Cougar Ridge Homeowners' Association Newsletter

Volume 1, #1 Summer 2002

Architectural Review Committee Updates

by Pat Barber

Hello from your Cougar Ridge Architectural Committee. Summer is finally here and we thought it would be a good opportunity to share a few reminders relative to the covenants that guide all of us.

- ✓ If you're planning home improvement projects be sure they fit within the covenants. If you're not sure whether your plan needs approval please give me a call.
- ✓ Exterior remodels, new outbuildings, fences, and changes in house colors need to be approved by the architectural committee.
- ✓ There have been some complaints about constantly barking dogs and dogs running through the neighborhood without a leash. Please, if you have a pooch make sure your little friend is safe and quiet.
- ✓ There have also been some complaints about residents driving too fast through the neighborhood. Please watch your speed and remind your teenagers that we only have their best interests at heart. There are small children in the community and we are concerned for all of our safety.
- ✓ Thanks to you all who turned up for the Annual Spring Cleanup Day.

New construction is well under way in Cougar Ridge. This committee is actively viewing and approving building and site development plans to make sure they comply with our covenants. We have been asking the builders to keep things under control since this effects our quality of life.

The Cougar Ridge Growl

Summer Edition 2002

Covenants at a Glance

The Architectural Committee has put a list of the essential covenants which must be followed for new construction in a folder by the mailboxes. If you have any questions regarding these covenants, please call Lavonda McCandless, Vice President of the Cougar Ridge Homeowners' Association and member of the Architectural Committee.



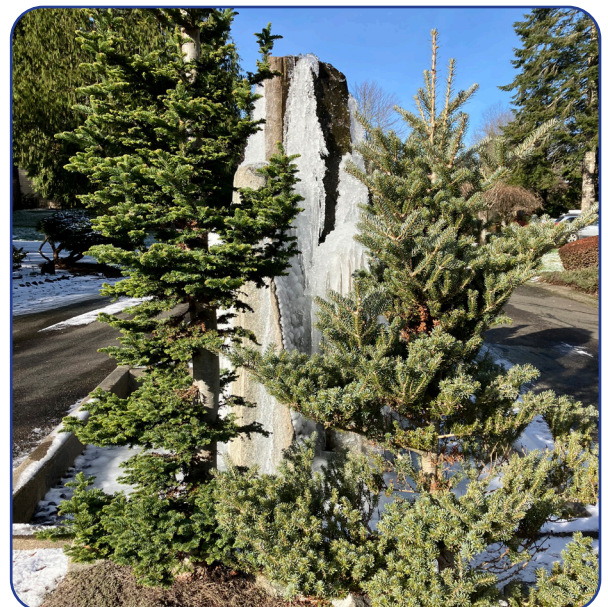
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Published in 2002, this is a copy of the first page of our Cougar Ridge Homeowners' newsletter. Because the neighborhood only had 33 homes, we delivered the newsletter door to door. One of the Board Members came up with the name. You might ask, "Do cougars really growl?"



The granite fountain on Capitol Forest Drive SW is covered with snow and ice. The icicles that form are very unusual. Check it out this coming winter when we have another cold and snowy day.

Logging Plans For Area Behind Cougar Ridge

Beautiful Hillside Behind Cougar Ridge Are "Working Forests"

Our Cougar Ridge Neighborhood, which borders on the DNR (Department of Natural Resources) property called the McLane Creek Nature Trail, is located in Capitol Forest. Those beautiful hillsides behind our Cougar Ridge neighborhood are called a "working forest." It means that parcels of the forest are frequently scheduled for auction and logging. Two parcels called Bears U1 and Bears U2 are scheduled to be auctioned in 2026 and logging will begin in 2027. These parcels are right behind the McLane Creek Nature Trail.

People Raise Concerns About Logging

Logging has been an important resource from our area, and a source of many jobs. However, many people are raising concerns about the logging of our forests. According to the *Seattle Times*, Washington's forest trust lands raise about \$180 million a year for schools and local government services, including hospitals, libraries, EMS, and more. Another \$63 million is used to manage and maintain over two million acres of land and 14,000 miles of roads. According to the *Seattle Times*, Thurston County Commissioners have asked for a pause on sales in the Capitol State Forest, to protect big trees for biodiversity, human well-being, and to preserve the carbon stored in these large trees. Capitol Forest's undeveloped working lands provide habitat for native plants and animals, water retention and water quality benefits, as well as diverse recreational opportunities. Actively working to stop the logging of Bears U1 and U2 parcels, are the **Friends of McLane** group, that is also citing concerns such as impact on the annual salmon runs, increased fire danger, harm to wildlife, possible landslides, and declining property values.

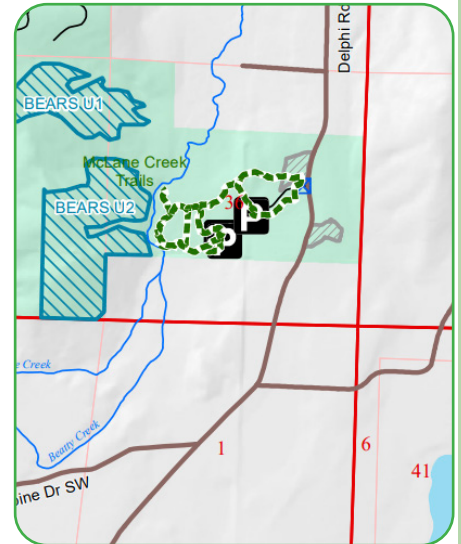
Basic Information Informs Neighbors About Complexities

This article in the *Cougar Ridge News* is not intended to try to persuade anyone, or to comprehensively cover the topic. Our goal is to put out some basic information. A speaker from the Department of Natural Resources has been invited to the Cougar Ridge Annual Meeting. Please plan to attend to hear more about this important topic.

researched & written by

Cheryl Matern

Cougar Ridge Newsletter Committee Member



Photos taken by Pat Barber



The map above, located on the **Friends of McLane** website, shows just how close to McLane Creek and trails the logging will be.

The old-growth stump that we all recognize in the beaver pond shows a recent logged area in the background.

So far salmon have returned to McLane Creek for many years. They struggle to use their last bit of energy to swim upstream to the location where they were born.

Resources:

Seattle Times, Sunday, October 13, 2024 :
State Lands Hold Old Growth of Tomorrow.
Should It Be logged?

On Facebook and the
Friends of McLane Website:
www.FRIENDSofMCLANE.org

Landscape Bed Maintenance Update

A huge thank you to the volunteers who participated in the Adopt-A-Landscape Bed program, or otherwise helped weed and maintain the beds. Even with this assistance, the work has become overwhelming for the Landscape Committee. The Board has agreed to increase the Landscape Maintenance budget to include hiring out some of this work. Those of you who would like to continue working in the beds, your work is appreciated.



Backup Generator Ensures Continuity of Fresh Water



Winter Weather Brings Threat of Power Outages

Our approaching winter always brings the threat of rain, snow, wind and...power outages. Our water system has a backup generator to help ensure the continuity of a fresh water supply to the neighborhood. However, homeowners need to be aware that if their septic system relies on a pump to move grey water to the drain field, extended power outages could be a problem without a home backup generator.

If You Have A Septic Pump Longer Outages Could Cause Backup

Short duration power outages (hours) are typically not a problem and should not limit your water consumption. Longer outages (days), without backup power for your septic pump, could result in your system exceeding its capacity causing drains to backup into your home. That can be messy.

Duration of Power Outages Encourages Limiting Water Usage

The duration of a power outage is seldom known so it is best to limit your water use without a home backup power source.

written by
Pete Valinske
Water System Chair

Fall Cleanup Day Volunteers Spruce Up Neighborhood

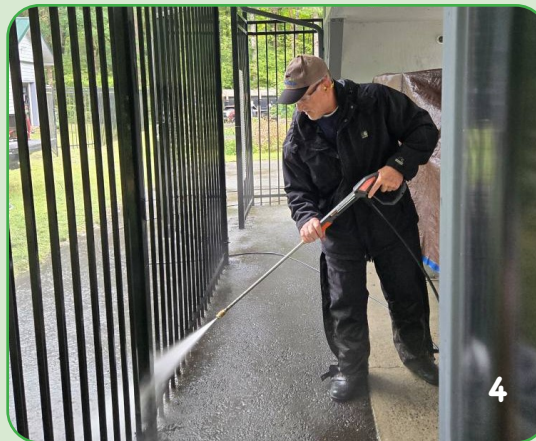


Neighbors Work Together To Keep Common Areas In Shape

A very big THANK YOU to those who came out to help spruce up our common areas. It's a very big job to keep our neighborhood in shape, and multiple people can do in a short time, what it would take one person to get done over a very long time. It also provides a good time to meet new and old friends.

Appreciation goes to:

**Tom Coit, Blayde Fry, Karen Brown,
Bruce Campbell, Dan Miller,
Julie Corwin & Bob Schmelter,
Judy & Chuck Lundgren,
Debbie & Fred Wigand,
Barb & Pete Valinske.**



1. Bruce Campbell and Dan Miller clean up the area around the Mail Kiosk
2. Barb Valinske and Judy Lundgren clip back the overgrown shrubs near the main entrance.
3. Julie Corwin and Barb Valinske take a few minutes to grab a cup of coffee and chat before getting back in the weeds.

4. Pete Valinske uses a power washer to spray the inside of the Mail Kiosk.
5. Karen Brown and Debbie Wigand are prepared to fill the blue bucket with leaves and debris that pile up along the main entrance.

WELCOME

To Our New Neighbors

Lot 26: Richard & Caitlin Iverson

Lot 66: Joe & Ann Spinella

School Bus Needs Space For Safety

As you can tell from this picture, the school bus is able to stop here, because the tree has been trimmed back far enough so that it doesn't scratch up the side of the bus. There are locations in our neighborhood where the trees adjacent to the street are not cut back far enough. Please check the bushes and trees that are close to the street on your lot so that students living in Cougar Ridge are able to safely get on and off the bus.



Photo taken by Cheryl Matern



Please Check Your Nearest Storm Drain Regularly for Clogs

Our Neighborhood is home to drains, ditches, stormwater ponds, runoff receptacles, and common area landscape beds with curbs. During storm events these features can become plugged from melting snow, leaves and debris. Lot owners are requested to help prevent flooding by clearing these clogged areas frequently. Here are some suggestions from **Thurston County's Stream Team**:

- ✓ Look after your neighborhood storm drain by keeping it clear of leaves, snow, and other debris.
- ✓ Use a rake and dustpan or a shovel to remove leaves and debris.
- ✓ Put leaves and debris from storm drains in your garbage bin, since they are contaminated with roadway pollutants.

Cougar Ridge News

Homeowners' Association

5948 Capitol Forest Drive SW
Olympia, WA 98512

Cougar Ridge News

Fall/Winter 2024/25

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Photo taken by Cheryl Matern

2024 Cougar Ridge Homeowners' Association Board of Directors



Barry Olson
President

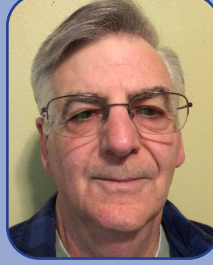
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Director

crhoabod2@gmail.com



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crhoabod3@gmail.com



Debbie Wigand
Secretary

Director

crhoabod4@gmail.com



Lloyd Moody
Bylaws Committee
Chair
Director

crhoabod5@gmail.com



Dan Miller
Architecture Committee
Chair
Director

crhoabod6@gmail.com



Barb Valinske
Landscape Committee
Co-Chair
Director

crhoabodlandscape@gmail.com

2024

Calendar of Events

Board Meetings are open to all members.
Meetings held on the second Wednesday
of the month, 7:00 – 8:30 PM

Please email

crhoabod4@gmail.com

for more information

(Dates are subject to change)

November 21, 7:00 PM

McLane/Black Lake Fire Station #95

That is the station at
5911 Black Lake Blvd. SW

***Please note, this is a different location
than recent years.**

November 13: Board Meeting

November 21: Annual CRHOA Meeting*

December 11: Board Meeting

Important Cougar Ridge Contact Info

Website

The link for the Cougar Ridge Homeowners' Association
website is:

www.cougarridgehoa.com

Treasurer

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

crhoabod3@gmail.com

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.

crhoabod2@gmail.com

Snowplowing Regulations Favor Neighborhood Mobility

Heavy Snowfall Makes Navigating Our Streets Difficult

In the Pacific Northwest, we are fortunate to get very little snowfall, but some winters we have gotten inches to a foot or more of snow. Oh yes, it certainly does make it difficult to navigate our streets when there's been a heavy snowfall. (editor's note: I remember taking a yardstick outside and measuring 22 inches several years ago! That year we called the snowfall a "snowpocalypse"!)

In order to prepare for the occasional snowstorm we may receive, please familiarize yourselves with the Board's snowplowing policy details on the Cougar Ridge website. Just to refresh your memories, here is a brief description of what's allowed and what isn't. The roads in Cougar Ridge are public roads. Thurston County oversees the upkeep, maintenance, and liability of all their roads. Thurston County Public Works explains that, "Crews maintain a fleet of plows, anti-icing trucks and graders in preparation for significant weather events including snow, ice and windstorms. Priority is given to major arterial roadways and secondary connections."

Please Become Familiar With Board's Snowplowing Policy

The website for Thurston County Public Works states, "After priority and secondary roads are cleared, crews address residential routes. Crews do not plow subdivisions and driveways." This policy burdens many neighborhoods like ours, whose roads do not meet this standard. Therefore, the policy allows the Cougar Ridge Board to develop an acceptable approach for the Board to hire a snow-plowing service to clear the roads.

Cougar Ridge's Board Will Be Proactive In Hiring Snowplowing Services If Needed

The need to utilize snowplowing will be determined by the Cougar Ridge Board. The Board will proactively engage with the community before, during and after snowfall events as appropriate. The determining factors will be 1.) the estimated amount of snow on the roads, 2.) the estimated length of the storm, and 3.) the forecasted temperatures.

https://www.cougarridgehoa.com/files/ugd/4ed155_b1cb46b111c741cea4bc978d7a9766fa.pdf



ARC Promotes & Protects Architectural Standards

Consistent High Level Appearance Benefits All

The Architectural Review Committee (ARC) is a permanent committee of the Board of Directors of the Cougar Ridge Homeowners' Association. The Cougar Ridge Subdivision is unique, with a consistent high level of appearance benefiting all property owners. The ARC committee tries to keep new construction and repairs up to this standard. We can also provide information to homeowners to help make their project successful.

Architectural Guidelines Available Online

Most Cougar Ridge architectural guidelines can be found in Article 5 of the Cougar Ridge Homeowner's Association Covenants, Conditions, and Restrictions (CC&Rs) found online at:

www.cougarridgehoa.com/governing-documents

Shed & Fence Policies Found Online

We also have shed and fence policies found online at under *Fence Policy and Shed & Outbuilding Policy*: <https://www.cougarridgehoa.com/policies-and-procedures>

All-Volunteer Group Needs Time For Processing Requests

As we are an all-volunteer group we do ask for some time to process your requests. Let us know if you are in a hurry and we will try our best to meet your deadline. Thanks! Please email all requests to: crhoaARCClead@gmail.com

ARC Committee Members Include

Dan Miller, James Ashley-Cole, Garrett Hempstead, & Fred Wigand



Building a new shed requires submitting plans to the ARC for approval.