



Spring/Summer 2021

# Cougar Ridge News

## Cougar Ridge Homeowners' Association

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

### Board President's Message

#### Hello Cougar Ridge Neighbors! Expressing Appreciation For Volunteers Stepping Up To Serve

I coached high school basketball for over 25 years. One thing I wish I would have done better would be to acknowledge and express appreciation to all the support personnel that made it possible for the games to run smoothly. While the focus was on the athletes and their performance, the games would not have happened without the scorekeepers, clock operators, statisticians, and officials doing their jobs in the background. For the most part, the work they all did was little noticed. That meant they were doing their jobs well!

#### Volunteers Help Cougar Ridge

Over the years Cougar Ridge has had many volunteers step up to serve on the Board of Directors or work on committees to enable the neighborhood to run smoothly. Most often that work goes unnoticed. There are too many to name, but I would like to thank all those people for their service to our community. I would like to specifically recognize **Judy Lundgren**, **Barb Valinske**, and **Pete Valinske**. These three people work tirelessly to ensure our community looks good and operates smoothly.

#### A Huge Thank You For All You Do

**Judy Lundgren** serves as our treasurer. She sends out notices, collects water fees and our annual dues. She has organized our reserve funds, pays the bills, in addition to maintaining our monthly budgets.

**Barb Valinske** is the association secretary. Part of her duties are to maintain and organize association records, to prepare documents for our board meetings and the Cougar Ridge Homeowners' Association's annual meeting. She is also the main conduit for communication with the neighborhood and welcomes new neighbors when they've moved into Cougar Ridge. In addition, **Judy** and **Barb** spend many hours maintaining the landscaping beds, entry islands and common areas that beautify the neighborhood.

**Pete Valinske** has taken on the responsibility for overseeing our high-quality water system. He spends countless hours monitoring and maintaining the pumps, the well, and



Photo submitted by Kitty Lindstrom



Board President Barry Olson  
helps out with  
Spring Cleanup Day  
on May 1, 2021

all of the monthly readings of our individual meters. **Pete** often takes care of fences that need mending, changes light bulbs on streetlights, and does many other repairs in the neighborhood.

Many grateful thanks to **Judy**, **Barb**, and **Pete** for all the dedication, time, and talent they invest in Cougar Ridge.

**Best Regards,**  
**Barry Olson**

**Cougar Ridge Homeowners' Association  
Board President**



## Spring Cleanup Keeps Neighborhood Looking Great



On the May 1, 2021, Cougar Ridge Neighborhood Cleanup Day, **Bruce Campbell** uncovers one of the walls of rocks while **Fred Wigand** and **Terry Barber** rake up debris from the tree removal.



**Debbie Wigand** gets right to work with the correct tools to help clean up the Pit area.

### Overgrown Area Near Mail Kiosk Receives Total Makeover

A new landscape possibility emerged as the Landscape Maintenance Committee volunteers uncovered a large depression between the Mail Kiosk and the Pump House. While busy cleaning up debris from a few windstorms and taking out some toppled and dangerous trees in the overgrown area, a rock wall began to emerge, indicating it serves the neighborhood by retaining a runoff and seepage area during winter months. The Spring 2021 Neighborhood Cleanup began with the removal of large dying trees and clearing out the area, that has now affectionately been nicknamed "the Pit." Landscape Maintenance Co-Chairs **Judy Lundgren** and **Barb Valinske** are working on replanting the area with native plants and trees, and turning the stumps into an eye-catching design. Stay tuned for the final results...

### Neighbors Keep Neighborhood Looking Beautiful On Spring Cleanup Day

After more than a year of dealing with COVID-19 many neighbors showed up with enthusiasm to work on keeping our neighborhood looking beautiful. Along with debris cleanup from the winter months, there was much weeding, raking and sweeping to be done. These tasks were more fun, because of opportunities for a bit of socializing too.

### Enthusiastic Response For Spring Cleanup Deserves Many Thanks

**Lloyd Moody, Deborah and Rick Noble, Pete and Barb Valinske, Tom Coit, Bruce Campbell, Barry Olson, Cheryl Matern, Julie Corwin, Terry and Pat Barber, Kitty Lindstrom, Debbie and Fred Wigand, Judy Lundgren**



With clippers in hand, **Kitty Lindstrom** prepares to give the bushes a trimming.



**Julie Corwin** comes prepared to sweep around the islands.



Since many weeds like to show up in the spring, **Cheryl Matern** knows just what to do to get rid of them.



**Rick Noble and Lloyd Moody** use trailers to remove the compost pile near the Pump House.



**Rick Noble** steadies the ladder while **Pete Valinske** maneuvers his chain saw to cut a dead branch in the Pit area.



## Water System Improvements Insure Reliability

### Valve Replacement Project Continues

Our water distribution system valve replacement project continues as planned. In March, we replaced seven distribution valves along Rocky Mountain Drive and McLane Creek Court. We also excavated the assumed locale for one of our “missing” valves in the Rocky Mountain Drive cul-de-sac, yet there was no valve to be found. In fact, there was no water pipe found. So, the locator service missed their mark on that one. However, during the valve work we were able to determine a more reliable location of the valve and it will be replaced at a later date. Next year we will address valves on Capitol Forest Loop and the private drive.



With the valve replacement project well under way, seven more distribution valves were replaced along Rocky Mountain Drive and McLane Creek Court.

### Water Usage Projections Within Water Right

There are two homes in the neighborhood under construction and likely becoming water system users this year. That will leave three lots left to build on. Our water use projections, based on 2020 data, show us to be well within our water right of 63 acre-feet/year (20.5 million gallons/year) when the neighborhood is built out.

### Helpful Neighbor Writes Program For Usage Reports

Neighbor **Steve Whitmire** wrote an email program to be used for sending out the quarterly water usage reports. These reports were not sent in 2020 due to the time required for the previous method of assembling the reports. **Steve's** program is essentially a mail merge from days gone by and allows the reports to be sent out in minutes instead of hours.

### Increased Data Becomes Effective Evaluation Tool

The water meter data has proven to be a useful tool beyond just the state reporting requirements. With over three years of data on the books, we can easily evaluate trends and spot anomalies. Data review of individual household consumption has identified suspected leaks at two residences beyond the water meter. The homeowners were notified of the suspected leaks and the leaks were confirmed and repaired.

Written by Water Committee Chair **Pete Valinske**.

If you have any comments please contact **Pete** at

[crhoabod5@gmail.com](mailto:crhoabod5@gmail.com)



This maple was planted around the 4<sup>th</sup> of July in 2014, as the entry islands were being redesigned.

## Playing In The Dirt

### Some Tips For Successful Gardening

**Editor's Note:** If you're like me, I enjoy walking to the Postal Kiosk. As I check out the color and variety of plants in the islands, there's a lot to ooh and ahh along the way. Even though our two landscape co-chairs are very busy with their latest project, they were willing to share some pointers about what they've learned about what they call, "Playing in the dirt."



Notice the same maple in 2021. It has totally filled in and adds a beautiful contrast to the surrounding ground covers

### Research Growing Conditions

First of all, evaluate the space you want to plant. Check to see what amount of water or rainfall this plant will need for optimal growing conditions. Most plants don't like to have "wet feet" because it promotes root rot, and may eventually cause its demise.

### Roots Need Drainage

Roots need oxygen, and if your soil is continuously wet, there are no air pockets for the roots to thrive. Many plants prefer a well-drained soil. Amend your soil with organic materials (such as compost) to improve the soil quality.

### Right Plant, Right Space

Check the mature size of a tree or shrub you'd like to plant and measure the space where you want to put it. If, for example, you put a large plant in a small space, you'll most

certainly need to spend time pruning it more often.

### Transplanting Container-Grown Perennials

When putting perennials in the ground or repotting them in other containers, it is important to dig a hole that is twice as wide as the soil ball of the plant. This helps with root establishment. Use the same soil you dug out of the hole to fill in around your new plant instead of using bagged soil.

### Plant Watering Needs Vary

Most in-ground garden plants grow best with 1 or 2 inches of water per week. If not enough rain falls, water deeply once a week instead of watering lightly daily. Shallow water frequently only moistens the top layer of soil and encourages the plant's roots to move there instead of growing deeper.

Written by Landscape Committee Co-Chair **Barb Valinske**.

Contact **Barb** at [crhoabod4@gmail.com](mailto:crhoabod4@gmail.com)

## Spring/Summer 2021 Outdoor Watering Schedule

Please follow the voluntary outdoor watering schedule for the spring and summer months:



Addresses ending with an **odd number** can water and irrigate outdoors on **Monday, Wednesday, and Friday**.



Addresses ending with an even number can water and irrigate outdoors on **Tuesday, Thursday, and Saturday**.



Common Area landscape islands will follow the **even number** schedule to balance the load on the water system.



Homeowners are encouraged to water in the **evening, night, or early morning hours**.

The same exceptions remain in place for watering outside the schedule:



Outdoor potted plants and hanging baskets.



Vegetable gardens and plants growing inside greenhouses.



New sod or seed lawns.



New landscape areas (trees and shrubs).

**Any homeowner needing assistance resetting sprinkler timers is encouraged to contact a board member.**

### Cougar Ridge News

#### Homeowners' Association

5948 Capitol Forest Dr. SW  
Olympia, WA 98512

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Welcome to spring in  
Cougar Ridge.



The Davidson family welcomes  
Pebbles



Julie Corwin  
enjoys  
walking Violet.

Please email information, comments, or concerns, to [cougarridgenews@gmail.com](mailto:cougarridgenews@gmail.com) Pat Barber, Editor

## Cougar Ridge Neighbors Help Maintain This Clean, Safe & Beautiful Neighborhood.

- Always watch for children playing on or near the street and follow the 25 mph speed limit.
  - Check to make sure that the Mail Kiosk security gates are always closed.
- If you're a dog owner, always pick up after your pet. It helps keep our well water clean.
  - Make sure your garbage bins are concealed from street view.
- Piles of yard debris must be removed from your yard. Especially during hot and dry weather, when the debris could easily become a fire hazard.
- Cut back tree branches and shrubs that grow out into the street so school buses, the garbage disposal trucks and other large vehicles can drive by safely.
- Help keep our neighborhood clean and beautiful with regular yard maintenance.
  - Remember to pay assessments on time.

## Your Participation On Committees, Scheduled Clean-up Days & The Board Of Directors Is Always Welcome.

### When To Contact THE ARCHITECTURE COMMITTEE

ARE YOU PLANNING to BUILD,  
REMODEL or IMPROVE  
YOUR PROPERTY?

**Contact the Architecture Review  
Committee (ARC)**

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

Give ARC a call 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**

[crhoaarlead@gmail.com](mailto:crhoaarlead@gmail.com)

### When to Contact THE LANDSCAPE COMMITTEE

ARE YOU PLANNING to IMPROVE  
or REDO the LANDSCAPE  
on YOUR PROPERTY?

**Contact the Landscape Review  
Committee (LRC)**

LRC 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.

For softscape or hardscape projects please contact us if you have any questions.

LRC supports landscaping standards and compliance supporting the CC&Rs.

**LRC Co-Chairs**

**Judy Lundgren & Barb Valinske**

[crhoabodlandscape@gmail.com](mailto:crhoabodlandscape@gmail.com)



## 2021 Cougar Ridge Homeowners' Association Board of Directors



**Barry Olson**  
President  
Director  
Financial Review  
Committee

[crhoabod1@gmail.com](mailto:crhoabod1@gmail.com)



**Pete Valinske**  
Vice President  
Director  
Water System  
Committee Chair

[crhoabod5@gmail.com](mailto:crhoabod5@gmail.com)



**Judy Lundgren**  
Treasurer  
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**Tom Coit**  
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**Debbie Wigand**  
Director

[crhoabod9@gmail.com](mailto:crhoabod9@gmail.com)

### Association's 2021 Calendar

June 09	Board Meeting
**** July 04	Neighborhood Picnic
July 14	Board Meeting
August 11	Board Meeting
September 08	Board Meeting
October 02	Fall Clean-Up Day
October 13	Board Meeting
November 10	Board Meeting
December 02	Annual Meeting
December 08	Board Meeting

\*\*\*\* Stay Tuned For Information  
About The 4<sup>th</sup> of July Picnic  
A lot depends  
on the weather...

Board Meetings are open to members.  
Please email for more info:  
[crhoabod4@gmail.com](mailto:crhoabod4@gmail.com)

(dates are subject to change)

### Important Cougar Ridge Contact Info

#### 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**.

#### Treasurer

Please check with Treasurer **Judy Lundgren** if you have questions with assessment billing, payment schedule, or other information.

#### CC&R Compliance

Cougar Ridge is a wonderful place to live and we have a thriving community. Sometimes issues arise. If you have a concern about CC&Rs (Covenants, Conditions & Restrictions) compliance, please contact Board President **Barry Olson** and the board will advise, review and respond.

#### Website

The Cougar Ridge Webmaster is **Cheryl Matern**.  
[www.cougarridgehoa.com](http://www.cougarridgehoa.com)