



Fall / Winter 2021-22

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

Dear Cougar Ridge Neighbors,

It seems that each time I sit down to write this message I comment on the value of volunteers in the operation of our neighborhood.

Appreciation For Chuck Lundgren

I do want to make sure and give a huge thank you to **Chuck Lundgren** for all his time and effort keeping the Pipeline and drainage swales mowed. We estimate he spends at least 70 hours mowing plus extra time edging around fencing. This is an estimated saving for the association of \$1500 per year.

Volunteers Keep Homeowners' Fees Low

While researching what other associations charge in our area, our homeowners' dues are among the lowest, at \$237 per year. I did locate one neighborhood that was \$30 lower, but most were significantly higher. The highest in our area is Field of Dreams, where owners pay \$1,140 per year. I am sure that large fee is a result of paying a company to manage the business affairs of the neighborhood. In researching costs charged by management companies, it would cost about \$18,000 per year plus an initial fee to get everything set up if we did not have volunteers to oversee our business affairs.

New Laws Impact Association Regulations

Over the past couple of years, two laws have been enacted by the state legislature: RCW 64.90 and SB5011. These laws impact regulations regarding the operations of homeowners' associations in the state. While most of the legislation deals more with condominiums, there are some sections which impact our association. **Lloyd Moody** has been leading the Cougar Ridge Board's work in looking at these impacts and trying to determine what changes we may need to make in terms of our operations.

Bylaws Need Necessary Updates

One thing is certain: we will need to take a good look at our bylaws and make necessary updates. The last time our bylaws were overhauled was back in 2011, so it is time for a good review of that document. The Board is hoping to be able to convene a committee to begin work in February 2022. Please let me know if you have interest in governing documents and would be willing to serve on a committee to review and make recommendations. My contact email is listed below.

Best Regards,

Barry Olson

Cougar Ridge Homeowners' Association
Board President

crhoabod1@gmail.com



Storybook Look Enhances Entrance & Sparks Imagination

Our Landscape Committee deserves kudos for designing and enhancing the newly uncovered Pit Area with a storybook entrance. Creativity and planning for this formerly unnoticed and untended parcel now sparks our imagination. The Pit contains native plants that **Barb Valinske** and **Judy Lundgren** have carefully planted and tended, especially during our hot and dry summer months. **Tom Coit, Rick Noble, Adam Noble, and Pete Valinske** constructed the fence for safety purposes. The pumpkins were generously donated by **Nikki Fry**.



"It's not only looking great, it's great fun too. Come join us!"



As you can tell from the volunteers' smiles, all are having a great time tending to Common Areas in the neighborhood. "It's not only looking great, it's great fun too. Come join us!" exclaimed **Barb Valinske**, who is seen watering the native plants around the storybook Pit Area during the hot and dry summer days. **Kitty Lindstrom** brings her trimming tools and knee saver to cut the grasses and ground covers during the October 2, 2021 Fall Cleanup Day. Just ask **Rick Noble** how heavy the cedar posts are that they dug in around the Pit Area. **Pete Valinske** and **Rick Noble** wield an auger for the post holes, while **Tom Coit** and **Adam Noble** wait their turn.



Lot 29: Jeff & Preethie Capezio
Lot 51: Nathan & Tara VanVickle

Enthusiastic Volunteers Help With Cleanup

Thanks to all the homeowners who came to help on October 2. Ready to work and bringing tools were: **Karen Brown, Debbie & Fred Wigand, Bruce Campbell, James Ashley-Cole, Kitty Lindstrom, Deborah & Rick Noble, Cheryl Matern, Barry Olson, Elissa & Ava Maynard, Lloyd Moody, Tom Coit, Judy Lundgren, Barb & Pete Valinske, and Jon Aal.**

Tribute to a Dedicated Mowing Expert

For the past 10 years the four drainage ponds and the Pipeline have been kept up-to-snuff by **Chuck Lundgren**, who always enjoys the challenging task and smiles constantly, as the photo shows. Sadly, **Chuck** had an accident this past summer while mowing one of the storm ponds. Thankfully, due to his love of the outdoors, frequent walks, and his wife **Judy's** good care, he has made a remarkable recovery. We send out a huge shout-out to our dedicated mowing expert **Chuck**. You've made our neighborhood shine for many years. We can't thank you enough for all the mowing, and hope you'll be better very soon. Your commitment is such a wonderful asset to keeping our neighborhood beautifully tended.



What does it take to maintain a water system like ours?

Monitoring Properly Planned Maintenance

Our system maintenance consists of routine monitoring to verify the equipment is operating properly with planned-preventative maintenance to ensure reliability. Occasionally there is corrective maintenance required when a component fails.

Routine Observations Provide Data

The routine observations performed weekly include checking pump pressures, looking for pump house equipment piping leaks and checking the generator oil.



Pete Valenski flushes the water system twice a year to purge it from accumulated dirt and impurities.

Reading water meters monthly provides data to help identify buried piping leaks in the water system.

Prevention Ensures Functionality

The preventative maintenance component is the most time consuming. The water system is flushed two times a year to purge the system of any accumulated impurities and dirt. Annually, each valve in the system is cycled

full open and closed to ensure it will operate when needed for leak isolation. Backflow devices are tested annually by a contractor to ensure functionality, thereby minimizing the likelihood of impurities entering our system from irrigation sources. Each year the tank hatch seal is cleaned and inspected, and the storage tank top is cleaned to

minimize contamination from inadvertently entering the tank. Monthly water samples ensure a healthy source of water.

Frequent Emergency Generator Tests Conducted

The emergency generator is tested twice each year by simulating a loss of power to the pump house. During these tests the machine runs loaded for 20 minutes to allow the motor and generator to reach their normal operating temperatures. The generator control system automatically starts and runs the generator every two weeks, without electrical load on the generator.

Preventative Maintenance Enhances Performance

Other preventative maintenance performed quarterly includes lubricating the booster pump bearings, checking all motor phase currents to identify degradation, and measuring the flow from each well pump.

Ongoing Valve Replacement Prevents Failure

Our ongoing valve replacement effort is both corrective and preventative. By replacing the aged-out valves in the system before failure, we can be assured the valves will function as designed when needed. The corrective component of this is that some of these valves do not function properly due to years of neglect.

Following CIMP Keeps Track Proactively

By following our Capital Item Management Plan, which keeps track of our equipment's age, we can proactively replace equipment as it ages and, hopefully, before failure.

Department of Health Checks Regularly

Finally, the Department of Health checks on us every three to five years to ensure we are doing everything necessary to guarantee a reliable source of drinking water for the community.

Written by Water Committee Chair Pete Valinske.

If you have any comments please contact Pete at

crhoabod5@gmail.com



Neighbors Meet & Greet

Many thanks to Lloyd Moody for submitting this photo of the 4th of July Picnic, that was held at the Rocky Mountain Entrance to the Pipeline, aka the Greenbelt. Lloyd said that he would have taken more photos, but was having too much fun talking to fellow Cougar Ridgians. The picnic, that was canceled in 2020, was held while COVID-19 numbers had dropped considerably in the county this past summer. Mark your calendars for next year's celebration. It's a great way to meet and greet our neighbors.

Cougar Ridge Neighborhood



Outdoor Holiday Decorating Contest

To help spread holiday cheer, the Board would like to hold an Outdoor Holiday Decorating Contest this year.

At Annual Meetings in the past, the Board purchased \$25 gift cards at some local businesses to raffle off.

Since the pandemic hinders our getting together for a second year,
this is our way of doing something for a bit of extra fun.

- ❁ There will be two winners of the contest. Each winner will receive a \$25 gift card.
- ❁ Notice of your intent to participate, including street address, must be submitted to the Board by December 20 to this email: crhoabod4@gmail.com
 - ❁ Decorations must be visible from the street.
- ❁ Please note if your display is better viewed during the day or at night.
 - ❁ Judging will take place on Wednesday, December 22.
- ❁ A committee of three neighbors, not Board members or participants in the contest, will be selected to be judges.
 - ❁ The winners will be emailed and posted on the bulletin board.
 - ❁ Judging will be based on curb appeal.

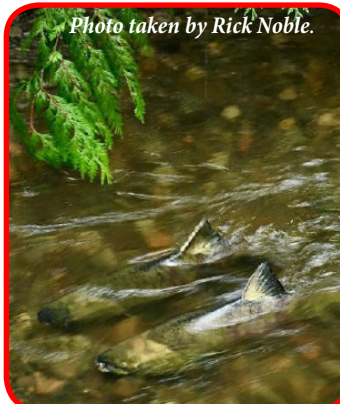
Cougar Ridge News

Homeowners' Association

5948 Capitol Forest Dr. SW
Olympia, WA 98512

Cougar Ridge News Includes

President's Message	1
Redo of the Pit Area	1
Annual Fall Clean-Up	2
Photos & Thanks	2
Water System Update	3
Fourth of July Photo	3
Holiday Decorating Contest	4
Seasonal Photos	4
Cougar Ridge FAQs	Insert
2021 Board of Directors	Insert
Calendar of Events	Insert
Homeowner Reminders	Insert



Please email information, comments, or concerns to cougarridgenews@gmail.com Pat Barber, Editor

**Cougar Ridge Neighbors Help Maintain This
Clean, Safe & Beautiful Neighborhood
Your Participation On Committees & Board
Is Encouraged**

- ◆ 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.
- ◆ Check to 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.
- ◆ Remove leaves and debris from storm drains near your home, especially in the fall when many trees lose their leaves and we have more rainfall.
- ◆ Help keep our neighborhood clean and beautiful with regular yard maintenance.
- ◆ Remember to pay assessments on time.

**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

crhoaaarclead@gmail.com

**WHEN TO CONTACT
THE LANDSCAPE COMMITTEE**

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

**Contact the Landscape-Maintenance
Committee (LMC)**

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.

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

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

LMC Co-Chairs

Judy Lundgren & Barb Valinske
crhoabodlandscape@gmail.com

2021 Cougar Ridge Homeowners' Association Board of Directors



Barry Olson
President

Director
crhoabod1@gmail.com



Pete Valinske
Vice President
Water Committee Chair
Director
crhoabod5@gmail.com



Judy Lundgren
Treasurer
Landscape Co-Chair
Director
crhoabod3@gmail.com



Barb Valinske
Secretary
Landscape Co-Chair
Director
crhoabod4@gmail.com



Lloyd Moody
Director
crhoabod2@gmail.com



Tom Coit
Interim Director
crhoabod6@gmail.com



Debbie Wigand
Interim Director
crhoabod9@gmail.com

Association's 2022 Calendar

January 12	Board Meeting
February 09	Board Meeting
March 09	Board Meeting
April 13	Board Meeting
May 07	Spring Clean-Up Day
May 11	Board Meeting
June 08	Board Meeting
July 04	Neighborhood Picnic
July 13	Board Meeting
August 10	Board Meeting
September 14	Board Meeting
October 01	Fall Clean-Up Day
October 12	Board Meeting
November 09	Board Meeting
December 02	Annual Meeting
December 14	Board Meeting

Board Meetings are open to members.
Please email for more info:
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&R 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