



Cougar Ridge News

Fall/Winter 2020

Board President's Message

Hello Cougar Ridge Neighbors!

Commitment By Many Makes Living in Cougar Ridge Fabulous

When 2020 began, we never could have imagined that we would spend so much time at home and in our neighborhood. I am thankful to be spending this time with my wonderful wife and in such a fabulous community. This neighborhood would not be the same if not for the countless hours put in by so many dedicated volunteers. When I think of the hours spent monitoring water meters; regular maintenance of our water system; landscape maintenance of the entry way and cul-de-sac beds; mowing of the pipeline and retention pond areas; cleaning of the streetlights and changing and washing bulbs, I am amazed at the commitment of the people in our neighborhood who do so much to make it such a great place to live. The hours put in by the board keeping the business of the association going deserve a mention as well. A huge thank you to all of these volunteers for their work that helps to keep our neighborhood looking great while keeping our annual dues and water fees low.

Vote by Mail CC&Rs Pass With Overwhelming Support

Thank you for the tremendous participation in our first "vote by mail" election in August. All three changes to the CC&Rs passed with overwhelming support.

All Meetings Adjust To COVID-19 Regulations

After cancelling the April meeting, the board continued with monthly meetings being held in garages and backyards. Practicing social-distancing and mask wearing became the norm in order to continue the work of the association. The logistics of these meetings will become more challenging as the weather turns colder and we need to move indoors.

Annual Meeting Includes Virtual Format

Our annual meeting will also need to be adjusted to follow COVID-19 guidelines. We are working out the logistics of getting information out to the association in mid-November then holding a virtual meeting on Thursday, December 3, 2020, with a presentation and a Q & A session. All voting will take place by mail as we did this summer. Ballots will due by December 7, 2020. Please mark your calendars and join us for this historic first annual virtual meeting.

**Best Regards,
Barry Olson**

**Cougar Ridge Homeowners' Association
Board President**

Cougar Ridge Homeowners' Association

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



This photo of Capitol Forest Drive SW was submitted by Rick Noble

No matter which season we drive into the main entrance of Cougar Ridge, we're greeted with beautiful and colorful variety of plants and trees.

Many Volunteers Help Keep Our Neighborhood Looking Great



How many Cougar Ridgians does it take to change a light bulb you ask? As you look at the photos on the left, you can see that it does take more than one if it is done safely, especially during COVID-19, when volunteers are practicing social distancing. There are many beautiful street lights throughout the neighborhood that require regular attention. Helping on this sunny late-summer day are **Terry Barber, Lloyd Moody, Keith Lougheed, Pete Valinske and Bruce Campbell.**



Debra Noble and Judy Lundgren stop to pose for a picture during the October 3, 2020 Neighborhood Island Maintenance Work Party. You can tell by the smiles that both Debra and Judy are having fun while beautifying the neighborhood common areas.



*During a windstorm in October, a tree next to the pump house came down and severely damaged the fence. In an effort to protect the neighborhood water system as well as people picking up mail, the board hired **Andy Ritter** from **Arbor Experts, LLC**, to remove dead trees and branches in the area.
arborexperthllc@gmail.com 812-276-9033*

Fun Fall Cleanup Spiffs Up Entry

The Fall 2020 Neighborhood Cleanup Day turned out to be a great success, and a lot of fun too. Cul-de-sacs and the main entrance were all spiffed-up thanks to neighbors: **Heath Snow, Jim Anderson, Bruce Campbell, Bob Schmelter, Julie Corwin, Debbie and Fred Wigand, Pam and Tom Marter, Deborah and Rick Noble, Judy and Chuck Lundgren, Barb and Pete Valinske.** If you would like to join our Landscape Maintenance Committee for monthly projects, please let us, **Judy Lundgren** and **Barb Valinske**, know and we'll put you on the list.

*Written by **Barb Valinske**, Maintenance Committee Co-Chair*

*If you have any comments please contact **Barb** or **Judy** at crhoabodlandscape@gmail.com*

Water System Improvements Insure Reliability

Cooler Temps Reduce Water Use



Now that we're into the fall season with cooler temperatures and periodic rain, lawn watering should be significantly reduced or sprinklers turned off altogether. One user has been added to the water system this year and two more are expected next year.

After Three Years Water Use Increased in 2020

Conservation efforts to date have kept us well within our 63 acre-feet water right limit and the additional users are not anticipated to change that. Forecasts show our water consumption for 2020 will be about 48 acre-feet. This is an increase from 2019 usage (45.8 acre-feet) and breaks a streak of three consecutive yearly water usage decreases.

Upgrades Ensure Reliability

Our system continues to provide a reliable source of clean water to sustain our needs. To ensure that reliability continues for many years, upgrades to the system are still needed. To date we have replaced 17 of our buried distribution system valves. (Your patience has been appreciated during that work.)

Future Valve Replacement Scheduled for 2021

In 2021 We are planning to replace an additional seven valves in Division 2 of the neighborhood (Rocky Mountain Drive to McLane Creek Court. As with past years this work will also require a system outage. However, due to previous years valve work, the outage will be partial and only affect those homes along Rocky Mountain Drive and beyond.

New Upgrades Planned for 2021

Other capital item expenses planned for 2021 include upgrading the security cameras at the mailbox kiosk and pump house, and if a reasonable bid can be obtained, adding a new roof and siding to the pumphouse.

October Storm Causes Damage

A storm on October 12, resulted in damage to the fence surrounding the pump house and water tank. A large tree came down and a portion of the fence was severely damaged. Repairs have been completed and an insurance claim will be filed to recoup some of the expense.

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

If you have any comments please contact Pete at

crhoabod5@gmail.com

To Our New Neighbors

WELCOME

Lot 18: Audrey & Heath Snow

Lot 59: Sarah & Kyle Myers

Lot 78: Anthony Vcherushnyi

*Reminder provided by
Stream Team*

PREVENT FLOODING.

RAKE A DRAIN.

Seven Noisy Low-Level Overhead Passes Cause Reason For Concern

If this airplane and its twin made seven noisy LOW level passes over your house, would you have reason to be concerned? According to the State of Washington website, there was an out-of-control prairie fire caused by a damaged transformer near the Mima Mounds. The fire was about 10 miles from Cougar Ridge, so no real concern once we found out what and where.

According to the news, the pilots were using Black Lake to refill the planes in order to make another drop on the fire. After scooping a new load, they buzzed our houses as they climbed fully loaded and turned south as a pair to

*Canadair CL-415 passing over
our houses and turning south.*



return to the fire. They did this seven times. We also read that they had helicopters dropping water on the fire. They were using bags that are strapped to the bottom of the helicopter, shuttling between Olympia field and the fire to swap empty bags for full ones.

The effort worked and it was good to know that it is possible to respond with this much equipment, in addition to having a large number of firefighters on the ground.

*Photos and article submitted by
Cougar Ridge resident
Tom Marter*

*File photo of Canadair CL-415
executing a water drop.*

**Cougar Ridge 2020 Homeowners' Association
Annual Meeting
Has Virtual Format**

Day: Thursday

Date: December 3, 2020

Virtual Meeting Time: 7:00 PM

Location: Utilizing Google Meet Software

The date and time were set for the regular annual meeting.

Agenda:

- ✓ The primary purpose of this meeting will be to answer any questions members may have and provide an Annual Report.
- ✓ Members will be sent an email containing a link to join the meeting and information on how to participate.
- ✓ Voting will take place by mail with ballots due by midnight on December 7th.

Due to
COVID-19
restrictions
the Regular Annual
In-Person Meeting
will have a
virtual format.

Cougar Ridge News
Homeowners' Association
5948 Capitol Forest Dr. SW
Olympia, WA 98512

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