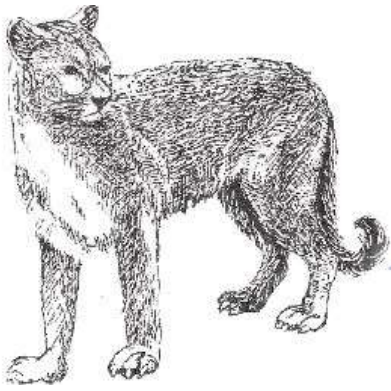




Fall 2025 Edition

Cougar Ridge News

Cougar Ridge Homeowners' Association

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

Fall 2025 - President's Message

Thank You, Judy and Chuck

As they step away from all their volunteer work in our neighborhood, I would like to send a huge thank you to Judy and Chuck Lundgren. Chuck has spent numerous years maintaining our common areas and storm drains, mowing, trimming, and pruning. Judy has served as landscape co-chair, spending countless hours working to help maintain the landscape beds. In addition, she served as treasurer for a few years. We wish them happiness as they pursue more time with family and friends.

Work of the HOA Board Progresses

As required by state statute, we hired a reserve study specialist, and they completed their review in June. Our finance committee is using that information to assist in preparing the budget for 2026. State statutes also now require HOAs to hire a CPA to audit our books every year. We now are searching for a company to provide that audit at a reasonable cost. New state statutes also alter how we need to notify members of board meetings and we are working on how best to meet these new requirements. Our secretary, Debbie Wigand, has been able to update contact information for people in the neighborhood which should ensure delivery of important HOA information. Improving the pedestrian lighting in the neighborhood is still a work in progress.



Judy and Chuck take a break from their work.

Volunteers Help to Keep Dues Low

Management of our neighborhood relies entirely on volunteers which keeps our annual dues very low. We continue to search for a landscape company that can meet our landscape maintenance needs at a reasonable cost. Until then, please consider volunteering.

Barry Olson
CRHA President



Volunteers Fred Wigand, Mike Woodall, Debbie Wigand, Bob Schmelter, Bruce Campbell, Lloyd Moody, Julie Corwin, Pete Valenski enjoy pizza after helping with clean up.

Landscape News

Retirements

Longtime volunteers Judy and Chuck Lundgren have made the decision to retire from their work this year. Judy has been on the Landscape Committee since 2014. As a Master Gardener, she designed and oversaw the renovation of the gorgeous landscape beds in the main entrance. Since then, she has been a critical part of maintaining them, along with Barb Valinske. Chuck has been mowing the HOA common areas and stormwater ponds since 2012. Please be sure to thank them when you see them out and about. They will be hard to replace.

Volunteers Needed for Spring and Summer

As the neighborhood has yet to find a company to help with our landscaping, Bruce Campbell volunteered to mow the common areas this summer. Volunteers are needed for next spring and summer, including mowing and weed whacking common areas. The HOA supplies the equipment and fuel. If you would like to help out, please send an email to crhoabodlandscape@gmail.com.

Sprinkler Project

Many of us have experienced broken sprinklers when cars or trucks run over the curb. Several damaged sprinklers in the landscape beds have been repaired or replaced. The sprinklers were also moved to the middle of the bed at Rocky Mountain cul-de-sac, hoping to prevent future damage. Thanks to Pete Valinske for his volunteering to work on this. Sprinklers were also added to the landscape bed at the end of McLane Creek Court. Thanks to Jon Aal for keeping it watered through the summer.



Rick Noble and Pete Valinske work on the fountain.



Bruce Campbell choosing a slice of pizza.

Fall Clean-Up

Twice a year, neighbors are invited to help maintain the common areas for a few hours on a Saturday morning. A big thanks to the hard workers who attended the cleanup day on October 4: Linda and Keith Severson, Karen and Mike Brown, Dan Miller, Deborah and Rick Noble, Blayde Fry, Mike Woodall, Bruce Campbell, Debbie and Fred Wigand, Julie Corwin, Bob Schmelter, Jay Smith, Lloyd Moody, Barb and Pete Valinske. It was a beautiful fall day for neighbors to enjoy neighbors, West Side pizza and helping out!

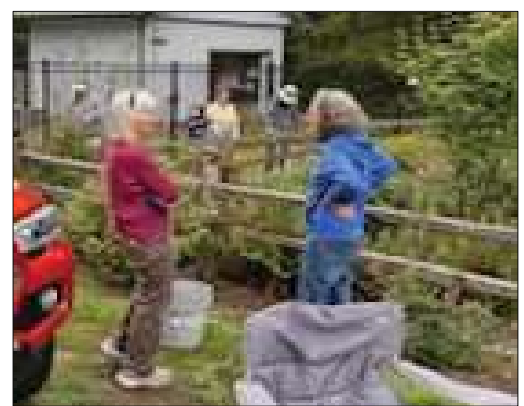
Written by Barb Valinske Landscape Committee Chair



Left: Julie Corwin is all smiles working in the Gnome garden.



Middle: Jay Smith cleans the roof and gutters of the mailbox kiosk



Right: Karen Brown and Debbie Wigand take a break to stretch their legs and visit.

Neighborhood History

A new feature in our Newsletter is a "History of the Neighborhood" article in each edition. We will start with a 2-part series on the history of the Cougar Ridge water system. If you have a particular interest in an aspect of our history, or if you have knowledge of an aspect of our history and would like to be involved in writing an article, please contact us at crhoabod4@gmail.com.

This article is a compilation of articles from the Cougar Ridge Newsletter, written by Pete Valinske.

History of Cougar Ridge Water System, Part 1

The Original Purchase

In 1983, our water system was installed as part of the new subdivision of Cougar Ridge. The developer owned and operated this system until his death in 2009. After completing an assessment of the water system and its value, the neighborhood determined it to be far better for us to own and operate the water system as a nonprofit corporation of the state than to have a for-profit venture take it over. In December 2010, the neighborhood voted by a 75% majority to assess each of our 94 lots \$450 to purchase the water system, for a cost of \$45,734. We also voted to update our covenants and modify them for the water system ownership and management. Clearwater Utility Services were hired to be our licensed manager and assist us with state water system requirements and water use billings.



Pete Valinske and Chuck Lundgren make improvements to the water system in 2015.

Water System Needs Funding

Homeowners were charged \$110.25 per quarter to cover the cost of operating the system. This fee did not provide adequate revenues to set aside enough funds to cover future water system expenses, such as well maintenance, meters and distribution updates. In 2013, the association voted to add a charge of \$10/month to build a water reserve system. The reserve assessment was stopped in 2023 as reserve fund goals were met.

Early Upgrades

Between 2011 and 2014, the 30-year-old booster pumps were replaced with high efficiency pumps that provide a much more consistent water pressure for our system. Deficiencies in the system were also addressed, as noted in previous Health Department inspections. The improvements were acknowledged by the inspector, with praise for those responsible.

New Legal Requirements

In 2013, the Washington State Legislature passed a law mandating that water meters be installed for each occupied lot in the neighborhood, to be completed by January 2017, as the most important step to establish an effective water use efficiency program. Meters provide the information needed to evaluate water use and leakage. The CRHA Water Committee determined which lots already had a meter, and created an action plan to be enacted over the next 3 years. They established a requirement that each connection include a meter setter, a curb stop, and a valve box to house the meter. Homeowners were responsible for the cost to meet this requirement. By May 2015, 61 homes had completed installation of water meters. By early 2017, all residential water meters had been installed in the neighborhood either by contractor, or by homeowners themselves.

Article is continued on page 4

Article continued from page 3

Addressing Outages

In 2014, residents began to explore the idea of purchasing an emergency generator to supply our water system with power during power outages, and a survey was conducted. The generator was installed and tested in 2015. In 2016, a security fence, cameras, and alarms were installed to provide protection for our water supply and the new generator.

In July of 2016, our water system experienced a loss of system pressure. It was determined that the loss of pressure was due to the demand on the system being greater than what the well pumps could provide. Our storage tank water level had dropped to the point the booster pumps lost suction pressure. This occurred in the middle of a heat wave, and it was thought that high demand for watering lawns was the cause. To help ensure that would not happen again, the Board began to look at, and then implemented, a volunteer watering schedule for residents during the summer months, based on house address – odd numbers water on Monday/Wednesday/Friday and even numbers water on Tuesday/Thursday/Saturday.

To be continued Spring 2026

Snapshot Stories

WELCOME

TO OUR NEW NEIGHBORS

Lot 27 – Josh and Amy Beard

Lot 36 – John and Jerri Sadie

Lot 82 – Keith and Linda Severson

Looking for a good book?

Thanks to a suggestion by a new neighbor, there is now a small lending library behind the mailboxes in the mailbox kiosk. This beautiful set of shelves was made by Lloyd Moody and funded by the HOA. Please feel free to take some books and leave some books.



Safety first!

Our streets are dark at night. Please dress appropriately if you go out, and be alert when driving.



Winter is on its way!

As the leaves fall and the rains come, please remember to keep your gutters and storm drains clear!



2024-2025 Cougar Ridge Board of Directors



Barry Olson

President

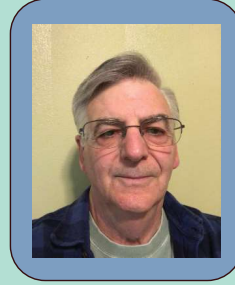
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Pete Valinske

Vice-President

Water System Chair Director
crhoabod5@gmail.com



Tom Coit

Treasurer

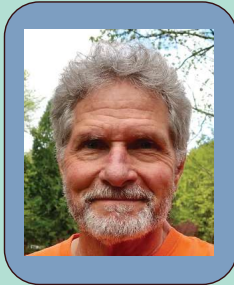
crhoabod3@gmail.com



Debbie Wigand

Secretary

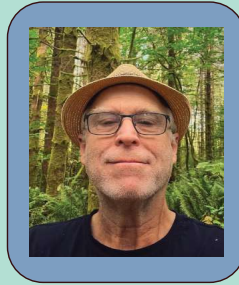
crhoabod4@gmail.com



Lloyd Moody

Bylaws Committee Chair

crhoabod2@gmail.com



Dan Miller

Architectural Review
Committee Chair

crhoabod2@gmail.com



Barb Valinske

Landscape Maintenance Chair

crhoabodlandscape@gmail.com

2025-26 Calendar of Events

Board Meetings are open to all members. (Dates are subject to change.)

Please email crhoabod4@gmail.com for more information

2025

11/12 – Board meeting
11/20 – Annual Meeting
12/10 – Board meeting

2026

01/14 – Board meeting
02/11 – Board meeting
03/11 – Board meeting
04/08 – Board meeting

05/02 – Spring Cleanup

05/13 – Board meeting
06/10 – Board meeting

07/04 – Neighborhood Picnic

07/08 – Board meeting

Important Cougar Ridge Information

Website: <https://www.cougarridgehoa.com>

Treasurer: For questions about the assessment billing, payment schedule, or other information, please contact crhoabod3@gmail.com

Architectural Review Committee & Landscape Maintenance Committee: For specific information about when to contact the Landscape or Architectural Review Committees, please contact <https://www.cougarridgehoa.com/committee-details>

Snow Removal Information: For questions about the neighborhood snow removal policy, please contact

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

Newsletter comments: crhoabod4@gmail.com

Neighbors Celebrate 4th of July



Top Left: Neighbors enjoying good company and food.

Top Right: Lloyd Moody cooking brats.

Bottom Row: Fred and Debbie Wigand, and Jim Roberts, Lone Moody, Steve Harmon relaxing with friends.

Cougar Ridge News

Homeowners' Association

5948 Capitol Forest Drive SW

Olympia, WA 98512

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Spooky Spooky! Neighbors Have Fun with Halloween!