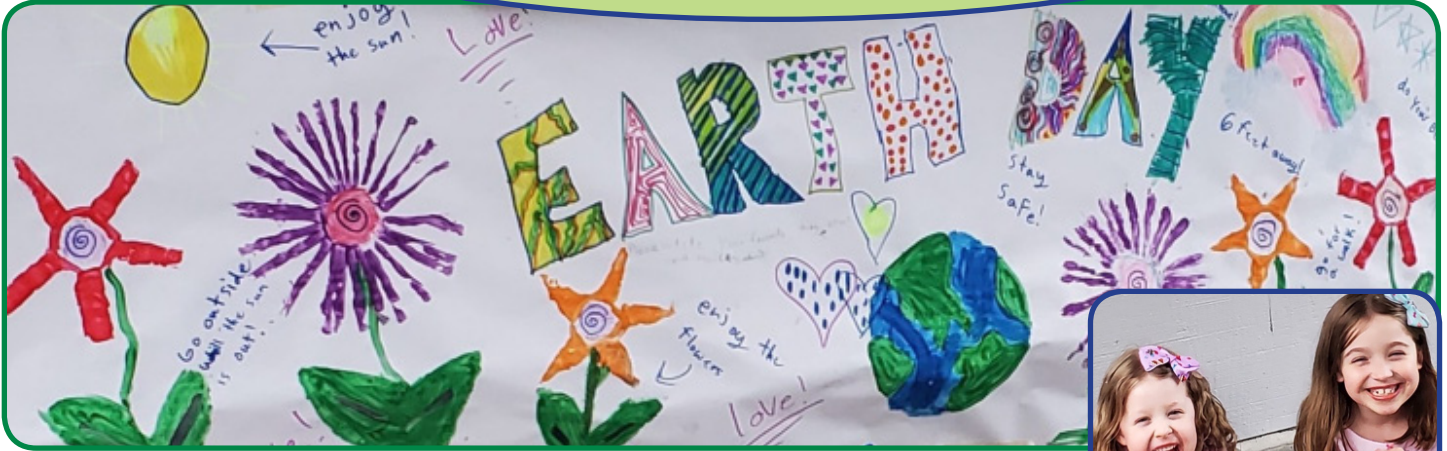


Cougar Ridge News

Spring/Summer 2020

Cougar Ridge Homeowners' Association

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



As Cougar Ridge residents picked up mail at the postal kiosk, this colorful and imaginative poster greeted us on April 22, the 50th Anniversary of Earth Day. The two artists are happily smiling after they taped it to the wall. With children home from school due to COVID-19, residents are the beneficiaries of their artistic talents. Thanks to the Davidson family for bringing smiles, hearts and flowers to all of us in this time of self-distancing and isolation.

Board President's Message

Hello Cougar Ridge Neighbors!

2020 COVID-19 Pandemic Marks Unusual Start For Cougar Ridge Residents

It has been an unusual start to 2020. Instead of dealing with a massive snowstorm we get to deal with the coronavirus! The stay at home order has meant different things for each of us. I'm sure glad to live in such an open and friendly community. With our quiet streets and open spaces, it is nice to see so many of you out and about walking and enjoying nice weather. Please remember to drive slowly with the added pedestrian traffic and adhere to the 25-mph speed limit in our community.

Common Sense Reminders Benefit Entire Community

The stay-at-home order is also a reminder that while we enjoy our individual lives, there are some things we must do in order to benefit the greater community. Social distancing and limiting travel to trips for essentials are small sacrifices which will help abate the spread of the disease, and hopefully lead to a return to more normal activity in the not too distant future and prevent a relapse.

Your Help & Cooperation Keep Our Community Functioning & Looking Great

Several in our community give up a lot of their individual time to keep our neighborhood functioning and looking great. I encourage each of you to do whatever you can to help in this endeavor: help maintain landscape islands; join one of the committees; follow our suggested watering guidelines; keep trees and bushes by the streets trimmed so they do not obscure views for traffic; when walking your dogs - pick up after them; and hide your garbage cans from street view. All of these little things will help in keeping Cougar Ridge a great place to live. Please consider volunteering to be a part of one of the many committees that help keep our Homeowners' Association active.

Board Needs Two-Thirds Majority For Passing Proposed Changes

In looking at revising our current CC&Rs and By-Laws, the Board of Directors has tried to focus on the purpose and intent of each one. We proposed three changes at our annual meeting in December. A majority of those voting supported the changes, but we lacked the two-thirds majority vote to enact them. We hope to establish a method for voting by mail in order to reach the two-thirds threshold. Look for more information on these coming with your 2nd quarter water bills.

Best Regards,
Barry Olsen

Cougar Ridge Homeowners' Association
Board President

Spring Brings Splendid Array Of Color And Some Unwanted Weeds

Noxious Weeds Need Our Attention

Spring is here and many plants and trees are adding their beautiful and gorgeous blossoms in a variety of colors to our neighborhood. Amidst all of this beauty we unfortunately also find weeds. The weeds listed in this article are the ones listed as most noxious and obnoxious to clear out, due to their determined ability to invade our planned landscapes and make it difficult for our native plants to thrive especially along the salmon-bearing Beatty Creek and forested landscapes. The Landscape Maintenance Committee has already been at work keeping the weeds at bay in the common area landscape beds. We welcome neighbors interested in keeping the common areas beautiful and to help spot these noxious weeds to join the committee.

County Asks Association To Remove Noxious Weeds

The Homeowners' Association has been notified by the Thurston County Weed Board that there are some noxious weeds growing along Beatty Creek, which flows through part of the Association's Common Areas. This is a problem that will need to be tackled all along the creek and adjacent to homeowner properties. You may spot members of the Landscape Maintenance Committee walking along the creek on your property looking for the problem plants. The noxious weeds along Beatty Creek include **Himalayan Blackberry**, **Japanese Knotweed**, and **Yellow Archangel**.

Non-Native Blackberry Overtakes Native Plants

The Himalayan Blackberry is a Class C Noxious Weed: These non-native plants are already widespread in Washington State. Counties can choose to enforce control, or they can educate residents about controlling these noxious weeds. The ecological threats posed by the Blackberry are that it can quickly create large thickets that overtake our native plants and tree seedlings. Thick impenetrable mature stands can also reduce or restrict habitat for terrestrial wildlife. Root systems are inadequate for binding stream bank soils, increasing the potential for erosion.

Japanese Knotweed Alters Natural Ecosystems

"Japanese Knotweed severely degrades native plant and wildlife habitat. It spreads quickly to form dense thickets that exclude native vegetation and greatly alters natural ecosystems. Root fragments as small as 1/2" can form new plants that grow into colonies. Rainwater sweeps plant fragments into ditches, rivers and creeks, which disperses the plants throughout the community. The fast growing knotweed then takes advantage of the fresh disturbance to compete with native species and quickly shades them out." For more information on this weed, Thurston County has a fact sheet on their website:

<https://www.co.thurston.wa.us/tcweeds>

Yellow Archangel Takes Over In Gardens

"Yellow Archangel escapes from residential plantings, becoming very invasive and forms dense mats of ground cover vegetation. This plant outcompetes native species and does not provide adequate food or cover for wildlife." For more information on this weed, go to Washington State Noxious Weed Control Board:

<https://www.nwcb.wa.gov/weeds/yellow-archangel>

Removal Requested If You Find Them

If you find any of these noxious weeds on your property, please remove them so they will not be able to spread to more areas in the neighborhood. Thanks for your help.



As delicious as these blackberries taste when they show up during the summer, they are considered a noxious weed, because of their ability to grow into thick, thorny, stubborn stands.



Japanese Knotweed spreads quickly and forms dense thickets that exclude native vegetation, thereby altering native ecosystems.



Although it is quite appealing to look at, Yellow Archangel escapes from residential plantings, to become very invasive. It forms dense mats of ground cover vegetation.

Written by

Barb Valinske

Landscape Maintenance Committee Chair

Cougar Ridge Has A Website!

Special Thanks To Cheryl Matern

Our neighborhood will be able to communicate more effectively thanks to **Cheryl Matern**, who has designed and organized the new website for us, and has offered to be the webmaster. She will make necessary updates, and check every couple of weeks to keep it operating smoothly. The Association has purchased the domain name. It is now an active site. The Cougar Ridge Homeowners' Association website is up and running at: www.cougarridgehoa.com. Please check it out.



Lot 74 - Kathleen & Stephen Manning

Neighborhood Water Conservation Brings Down Monthly Usage

Aged System Components Being Replaced

Our water system continues to serve us well as we progress to replace aged system components. Eight water system distribution valves are planned for replacement this spring in our ongoing effort to renew and upgrade our water system. The replacements this spring will complete the valve replacements on Capitol Forest Drive. This year we will also provide irrigation to the island on McLane Court since the roadway will be torn up for valve work. Capitol Forest Loop and the private drive valves are expected to be replaced in 2021.

Neighborhood Welcomes New Water System Manager

You will see a new water system manager about the neighborhood collecting monthly water samples and helping with maintenance and operations as needed. Hiring Drew and Kelly of H2O Management Services will save the water system about \$2500 per year compared to our previous contractor.

Residential Leaks Identified and Repaired

Water consumption for the first quarter is a little higher than normal due to two residential leaks that were identified and repaired. Our average monthly usage for the first quarter of 2020 has been just over 5,000 gallons per



Pete Valinske keeps our water system running smoothly. Here's Pete wearing one of his many hats in the neighborhood as he inspects and cleans the fountain near the Capitol Forest Drive SW main entrance. If you have questions about our water system, please contact Pete at:

crhoabod5@gmail.com

household. More importantly, our annual usage has trended down for three straight years thanks to everyone's conservation. And I must mention that our permit does have a finite limit for annual water usage which will be challenged without continued awareness.

*Written by
Pete Valinske*

Water System Maintenance Committee Chair



Many Neighbors Show Up to Help With Cleanup

A Shout-Out To All Participants

Thanks so much to the following neighbors, who came out to help spruce up the Common Areas, on May 15 & 16. Some worked on Friday and some on Saturday morning. An awful lot of cleanup was accomplished. Landscape Maintenance Chair **Barb Valinske** stated, "It was really nice to be out and about and talking to neighbors!" Those who were able to help were: **Ricki & Keith Lougheed, Deborah & Rick Noble, Karen & Michael Brown, Pete & Barb Valinske, Mike Burnett, Julie Corwin, Bob Smelter, Judy & Chuck Lundgren, Lloyd Moody, Bruce Campbell, Meredith Inocencio, Debbie & Fred Wigand, Ellisa & Ava Maynard,**

Bruce Campbell and Bob Smelter carry a bucket of clippings to be discarded, while Julie Corwin walks down the hill to pick up some more gardening tools.

Cougar Ridge Neighbors Put Common Courtesies Into Practice

HOMEOWNERS, PLEASE OBSERVE CC&Rs & SUPPORTING POLICIES TO HELP MAINTAIN A CLEAN, SAFE & BEAUTIFUL NEIGHBORHOOD:

- ◆ Always check to make sure that the Mail Kiosk security gates are closed.
 - ◆ Conceal your garbage bins from street view.
 - ◆ Drive carefully and follow the 25 mph speed limit.
 - ◆ Watch for children playing on or near the street.
- ◆ Help keep our neighborhood clean and beautiful with regular yard maintenance.
- ◆ To prevent fires in our forested area, removal of piles of yard debris must always be a priority, especially during our warm and dry summer months.
- ◆ It is important to keep street trees and shrubs pruned back to keep branches from interfering with school buses and to help maintain a safe line of sight for traffic.
 - ◆ If you're a dog owner, always pick up after your pet.
- ◆ Participation on and support of Cougar Ridge Committees & Board is encouraged.
 - ◆ Remember to pay assessments on time.

Cougar Ridge News

Homeowners' Association

5948 Capitol Forest Dr. SW,
Olympia, WA 98512

Cougar Ridge News Includes

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Outdoor Watering	Insert	
2020 Board of Directors	Insert	
Calendar of Events	Insert	
Committee Contact Info	Insert	



*Photo submitted
by Rick Noble.*



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

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

crhoaarclead@gmail.com

WHEN TO CONTACT THE LANDSCAPE MAINTENANCE 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

Spring/Summer 2020 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.

2020 Cougar Ridge Homeowners' Association Board of Directors



Barry Olson
President

Finance Committee Chair
Director
crhoabod1@gmail.com



Pete Valinske
Vice President

Water Committee Chair
Director
crhoabod5@gmail.com



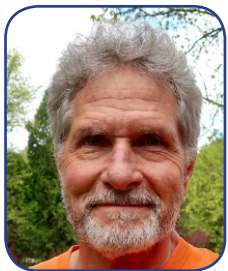
Judy Lundgren
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Landscape Co-Chair
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Barb Valinske
Secretary

Landscape Co-Chair
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crhoabod4@gmail.com



Lloyd Moody

Director
crhoabod2@gmail.com



Susan Bogni
Governing Docs Chair
Director

crhoabod6@gmail.com



Aléjandro Sanchez
Governing Docs Committee
Director

crhoabod7@gmail.com

Association's 2020 Calendar

June 10 Board Meeting
July 4 **Neighborhood Picnic***
July 8 Board Meeting
August 12 Board Meeting
September 9 Board Meeting
October 3 **Fall Clean-Up Day**
October 14 Board Meeting
November 11 Board Meeting
December 3 **Annual Meeting**
December 9 Board Meeting

*** Stay-tuned...Info will be posted**
Board Meetings
are open to members
Please email for more info:
Barb Valinske
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 **Susan Bogni** at crhoabodgovdocscompli@gmail.com and the board will advise, review and respond.