

Cougar Ridge News

Cougar Ridge Homeowners' Association

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

Spring/Summer 2022

Attention

Cougar Ridge Homeowners

We're having a picnic.
Come meet and greet your neighbors!



To the 4th of July Picnic

Monday, the 4th of July

4:00 - 7:00 PM

Picnic Site:

Rocky Mountain Drive
Pipeline Entrance

BYOE: Bring Your Own Everything For Your Own Use:

- * Something to BBQ for Your Family
- * Chairs, Plates, Cups, Napkins, Flatware,
Tablecloth & Beverages

To Share:

- * A Side Dish, Snack, or Dessert
- * An Outdoor Game for the Kids
- * Portable Tables & BBQs.

Parking Suggestion

To keep the area accessible, please drop off your items,
take your vehicles home, and enjoy a walk back
to the event through our beautiful neighborhood.

President's Message

Dear Cougar Ridge Neighbors,

Interested Participants Needed for RCWs

Over the past couple of years, the state legislature has changed some of the RCWs that govern the Homeowners' Association's operations. This summer we will put together a group to review these changes and make the appropriate adjustments to our Bylaws: the rules by which our association operates. If you're interested in being a part of this process, please contact me.

Greater Involvement Means Better Outcomes

When things are going along smoothly, it is easy to become complacent. Apathy can allow a vocal minority to push through an agenda that most people do not agree with. Political events over the past few years have illuminated how important it is to have greater involvement of people in the workings of our government, both locally, statewide, and nationally.

Lot Owners Respond Affirmatively

Here in Cougar Ridge, we have had very few hiccups to worry about. We currently need 34% of lot owners to vote to satisfy the quorum requirements of our Bylaws. (State law requires 25%.) At our annual meeting in December 2021, we had just under 50% of the lot owners cast ballots in the election of the board of directors and affirmation of the budget for 2022. In August 2021, after extending the deadline for returning ballots, we ended up with 75% of the ballots returned. In that election, to make changes to our CC&Rs (Covenants, Conditions & Restrictions), we needed two-thirds of all lot owners to agree to the changes. They all passed. In 2020, 54% cast ballots. Again, the election was for the board of directors and the approval of the annual budget. I point out these numbers not to deride, but to encourage an even greater turnout. The more people are involved in our Association, the better the operation becomes.

Cougar Ridge Welcomes Your Talents and Ideas

Please consider volunteering for a committee, helping with the spring or fall cleanups, participating in the annual meeting, and submitting your vote.

Meet & Greet Neighbors At Our 4th of July Picnic

The Cougar Ridge Homeowners' Association Board looks forward to seeing you at the 4th of July Picnic. It is a chance to get together as a neighborhood, to meet and greet new neighbors, and to get to visit with those you haven't seen in a while. Besides, by then our weather should be in warm and sunny mode, in contrast to the cold and rainy spring that has kept us mostly indoors. Hope to see you there. Please check the bulletin board at the mail kiosk for more details as we get closer to the 4th of July.

Best Regards,

Barry Olsen

Board President

Cougar Ridge Homeowners' Association

Water System Improvements Create New Landscaping Possibilities



Common Area Cleanup Volunteers Take On Various Chores

1. Debbie Wigand checks one of the connifers planted in the main entrance island to see if it needs trimming.
2. After removing all the rocks and grating, cleaning out the basin, and installing a new valve, the fountain will look and function better than ever.
3. With shovels in hand, Rick Noble and Pete Valenski tackle the chore of cleaning and repairing the fountain.
4. Julie Corwin and Barb Valenski take a break before heading for the next clean-up area.
5. Cheryl Matern really gets into the weeds of the island in the main entrance.
6. Lots of debris collects along the sides of the common areas. Terry Barber uses a spade to clean it up.
7. Landscape Maintenance Co-Chair Judy Lundgren inspects a weeping cedar that will need a little trimming this year.

New Sprinklers Bring About Cul-de-Sac Reno

Valve Work Improves Landscape Beds

You may see some welcome changes as you're driving or walking around the neighborhood. Due to necessary valve work that was done on some streets in the past few years, the opportunity to add water to the landscape beds in the cul-de-sacs was approved. This update has offered the Landscape Maintenance Committee (LMC) an opportunity to give the beds a much needed renovation. Reducing the height of some plants for two of the landscape beds, adding new plants for all, plus applying a dressing of mulch has added a finishing touch to the project.

Volunteers Make Improvements Possible

All of the cul-de-sac work was done by the following volunteers: Jon Aal, Tom Coit, Pete Valinske, Lloyd Moody, Fred Wigand, Bruce Campbell and Amelia Peterson. The LMC Co-Chairs Judy Lundgren and Barb Valinske planned, supervised, and worked with the volunteers to help complete this project. Eighteen neighbors helped clean up the common areas on Saturday, May 7. Much appreciation to: Jon Aal, Pat & Terry Barber, Bruce Campbell, Jeff Capezio, Tom Coit, Julie Corwin, Blade Frye, Judy Lundgren, Cheryl Matern & Barry Olson, Deborah & Rick Noble, Amelia Petersen, Barb & Pete Valinske, Debbie & Fred Wigand. Many thanks to all.

Written by Landscape Committee Co Chair Barb Valinske.

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



Bruce Campbell, Jon Aal, and Amelia Peterson work on spreading bark evenly on a cul-de-sac island.



After the new sprinkler heads are installed, plants and bark are added to the cul-de-sac roundabouts.

Cougar Ridge Water System Update for Spring/Summer 2022

Water Issues Require Troubleshooting and Data Collection For Solutions

Our water system continues to serve us well. However, that success is not without issues. Currently, we are dealing with unbalanced motor currents on Phase A of both booster pumps. This problem was identified during the second quarter maintenance checks. Subsequent troubleshooting has not identified the cause. With nearly 100% certainty, we have ruled out any of our equipment. The problem is not present when running the generator which eliminates a motor or controller problem. The transfer switch was tested and found to be working properly. We have been in contact with Puget Sound Energy since the problem is believed to be on their end. They collected incoming power data for two weeks and are analyzing that information. We are hopeful they will find something to correct the problem.

Backflow Devices Should Be Kept Dirt Free

Another issue concerns our backflow devices. Several lot owners have had repairs made to their devices by our backflow tester. Others have not been as fortunate and had backflow devices that failed or were beyond repair. Our tester said the most common factor to minimize repairs and avoid failures is to keep the backflow device above and out of the dirt. We know gophers and moles love to pile dirt in the in-ground boxes which usually results in covering the backflow device. Placing screen or bricks on the bottom surface of the in-ground boxes is a very successful measure to deter the critters.

Projects For 2022 Include Round of Valve Replacements Plus Pumphouse Roof & Siding

Projects for this year include another round of valve replacements on the Loop and Private Drive. This work will likely occur in the fall. We also have received bids to add a trussed, metal roof and siding to the pump-house. Work on this project is expected to occur during the summer and will certainly improve the curb appeal of the cinder block building, along with preventing the water intrusion we experience during the rainy season. A third project is to add a device to the well head allowing us to measure the static water level in the well. The data gathered will provide an indication of the strength of the aquifer we draw our water from.

Written by Water Committee Chair Pete Valinske.

*If you have any comments please contact Pete at
crhoabod5@gmail.com*

Cougar Ridge Neighbors Practice Common Courtesies

HOMEOWNERS, PLEASE OBSERVE CC&Rs HELP MAINTAIN A CLEAN, SAFE, BEAUTIFUL NEIGHBORHOOD

- ◆ When you pick up your mail 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 areas, please remove piles of yard debris, especially during our warm and dry summer months.
- ◆ It is important to keep street trees, shrubs, and branches pruned back, especially to maintain a safe line of sight for school buses, other larger vehicles, as well as any other traffic that passes through the neighborhood.
 - ◆ If you're a dog owner, always pick up after your pet on your walks.
 - ◆ Participation on and support for Cougar Ridge Committees and the Board of Directors is encouraged.
 - ◆ Remember to pay assessments on time.

WHEN TO CONTACT THE ARCHITECTURE COMMITTEE

ARE YOU PLANNING to
REMODEL or IMPROVE
YOUR PROPERTY?

Contact the Architecture Review
Committee (ARC)

The 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)

The 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 Valinski

crhoabodlandscape@gmail.com

Cougar Ridge News
Homeowners' Association
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Cougar Ridge News

Spring/Summer 2022

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An early winter even caught the gnomes in their village
off guard this year. That was followed by a very rainy and wet
spring as evidenced in the middle photo.



All three photos submitted by Barb Valinski

The Whitmire kids come to play in the gnome
village, while their parents
pick-up the mail.

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

2022 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



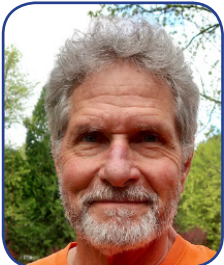
Tom Coit
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Lloyd Moody

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Judy Lundgren
Landscape Co-Chair
Director

crhoabod6@gmail.com



Barb Valinske
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crhoabodlandscape@gmail.com

Other Cougar Ridge Contacts

Cougar Ridge Website:
www.cougarridgehoa.com

Cougar Ridge News:
cougarridgenews@gmail.com

Association's 2022 Calendar of Events

*Board Meetings
are open
to all members.
Please email
crhoabod4@gmail.com
for more information
(Dates are
subject to change)*

July 4:	Neighborhood BBQ
July 13:	Board Meeting
August 24:	Board Meeting
September 14:	Board Meeting
October 01:	Fall Clean-Up Day
October 12:	Board Meeting
November 09:	Board Meeting
December 02:	Annual CRHA Meeting
December 14:	Board Meeting



**To Our
New Neighbors
In Cougar Ridge**

Amelia & Isaiah Peterson ~ Lot 15
Mariah McBride & Garrett Hempstead ~ Lot 19

Cougar Ridge Outdoor Watering Schedule for Spring/Summer

PLEASE FOLLOW THE FOLLOWING OUTDOOR WATERING SCHEDULE FOR THE SPRING AND SUMMER MONTHS:



Addresses ending with an **odd number** can water and irrigate outdoors on **MONDAY, WEDNESDAY & FRIDAY**



Addresses ending with an **even number** can water and irrigate outdoors on **TUESDAY, THURSDAY & SATURDAY**



Cougar Ridge Homeowners' Association landscape islands will follow the **even number** schedule to balance the load on the water system.



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



Outdoor potted plants and hanging baskets



Vegetable gardens and plants growing in greenhouses



New sod or seed lawns



New landscape areas (trees and shrubs)



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

