

## FALL 2022 NEWSLETTER



# Eagle Ridge Homeowners' Association

<http://www.eagleridgenews.org>

December 18, 2022

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## River Road Access

The board has observed and been notified of people sleeping overnight in their cars along the river road. Association members are reminded that there is a dusk to dawn curfew for the river road easement and in addition use of the easement should be supervised by a lot owner. This obviates the need to lend keys to other people and the need to duplicate keys. The river road also provides access to our water supply so maintaining security is very important. We have upgraded the security camera at the access gate giving us a clearer picture of activity and are using a chain and lock for evening hours in an attempt to discourage overnight usage. The board has discussed re-keying the lock and also replacing the lock to provide more control over access bearing in mind the cost of any solution.

## Community Involvement

I have been a member of the board for more than ten years and one recurring discussion point over that time has been involving our association members in community maintenance. One recent suggestion is to develop a list of homeowners and their capabilities that can be called on when needed. Think post-hole digger etc. Suggestions on this topic are very welcome as it is you that we are trying to involve in the community. What can you suggest?

## Secondary Gate Codes

New secondary gate codes have been issued for all lot owners. The document providing the new code that applies to each lot is included in this mailing. Please keep it handy, as your old secondary code will be deactivated in about two weeks.

## Commercial Use of Lots Prohibited

As a reminder of the notice that each lot owner receives when they voluntarily sign their deed to property in Eagle Ridge and agree to comply with the CC&Rs, the statement in the Welcome Letter that each new owner receives, and as reaffirmed in a Judge's order resulting from a complaint previously filed by the Board, commercial use of lots within the Association is strictly prohibited.

## ERHA Road Rules

As a reminder, dirt bikes, quads, side-by-sides, etc., ARE NOT ALLOWED on roads or any riverfront property; only street licensed vehicles are allowed on community/easement roads. Please see the Road Rules document in the Governing Docs section of the ERHA website.

## Dog Issues

All lot owners are reminded that their dogs must be on a leash whenever they are off the owners' property. That requirement is outlined in the Dog Issues document found on the Association's webpage and also in the County's regulations under SCC 9.14.030, which can be found under Animal Services on the County's website. If you have issues with other lot owners' dogs on your property or on the street, please call Animal Services at 425-388-3440. If you are in immediate danger from those dogs, you should call 911. To the extent possible, obtain photos or videos of the dogs during the incident, which will assist in filing a complaint. Also, please note that County regulations under RCW 10.01 Noise Control contains regulations in Section .020 (29) defining "Repetitive Barking" as "barking, whether by one or more dogs, which while not continuous constitutes 10 minutes of more of any half hour time span." Please also review Section 040 (1) (a) regarding "Public disturbance noise" and Section 080 re "Enforcement and appeals." Recordings of the barking will assist in filing a complaint.

## Architectural Control Committee

All lot owners are reminded that the Covenants (Article X Architectural Control and Article XI Building and Use Restrictions) require that any proposed construction, including dwellings, garages and carports, barns and similar outbuildings, other minor outbuildings (including, for example, tool sheds) and fences and walls, must be submitted to and approved by the Architectural Control Committee before that construction commences. Lot owners should contact Ralph Yunker (435-7947), Bob Colinas (425-754-6567), Heather Ostmann (253-222-8622) or Mike Cole (425-330-4114), Members of the ACC, when planning any construction or major landscaping.

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| 2023-2024 Board of Directors |              |              |                 |              |
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