

## FALL 2023 NEWSLETTER



# Eagle Ridge Homeowners' Association

<http://www.eagleridgenews.org>

October 12<sup>th</sup>, 2023

### Annual Membership Meeting Results

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**OCTOBER BOARD MEETING**

The Annual Membership Meeting was held on Saturday, October 7th. 26 lots were represented at the meeting conducted at Post Middle School; 31 lots, including 3 of those attending the meeting, submitted mail-in ballots. The Minutes of the meeting are included in this mailing. Highlights are as follows:

- The minutes of the 2022 Annual Membership Meeting were approved unanimously.
- The Financial Report for the 2021-2022 Fiscal Year, prepared by Danta, CPA and Associates, was approved unanimously. (A copy was included in the Annual Meeting mailing.)
- The Report on the Water System was presented by Assistant System Manager Mike Cole and approved unanimously.

No changes were made to the Fixed Water Charge, which remains at \$16/lot/month, or to the Water Usage Charge, which remains at \$5/1,000 gallons used.

- The Budget for Fiscal Year 2022-2023 received 50 votes For and 3 Against, passing with 94%.
- The Special Assessment for the Major Road Fund of \$10/lot/month, proposed to rebuild the reserve fund, to provide monies to remove trees in the easements as they impact traffic and to continue to reimburse the Major Water Fund for monies used to repair the river road, received 47 votes For and 6 Against, passing with 89%. The first installment of \$30 was included in the September billing.
- Dave Tripp reported on the operation of the Entrance Gate Security System. He also noted that new Secondary Gate Codes would be included with this mailing for both primary and secondary codes.

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- Heather Ostmann and Mike Cole were elected to the Board. Each will serve two-year terms.

Thanks to all lot owners who attended the meeting and to all who submitted mail-in ballots.

### Primary and Secondary Gate Codes

New primary and secondary gate codes have been issued for all lot owners. The primary codes are replaced every three years and the new codes have been active since September 15<sup>th</sup>. The old primary codes will be deactivated November 1<sup>st</sup>. The document providing the new codes that apply 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

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#### 2023-2024 Board of Directors

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Mike Cole	Jake Nolte	Ken Hawking	Heather Ostmann	Dave Tripp
425-330-4114	206-356-5961	360-435-2832	253-222-8622	425-740-4619

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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 (425-359-5078), Bob Colinas (425-754-6567), Heather Ostmann (253-222-8622) or Mike Cole (425-330-4114), Members of the ACC, when planning any construction.

## Board of Directors Quarterly Meeting

The quarterly meeting of Board of Directors was held on October 14<sup>th</sup> in the Stillaguamish Conference Room, 154 W Cox Ave. NE, in Arlington. Board positions were assigned with Heather Ostmann taking on secretary duties. Jake Nolte remains President, Dave Tripp moves to Vice-President and Mike Cole is member-at-large. Ken Hawking continues as treasurer. Dates for meetings were agreed upon for the Annual Meeting and quarterly board meetings. The date of the Annual Membership Meeting chosen is September 14<sup>th</sup>, 2024. It is hoped that Post Middle School Commons is available for that date. The dates for the quarterly board meetings are December 14<sup>th</sup>, 2023, March 14<sup>th</sup>, June 13<sup>th</sup> and September 19<sup>th</sup>, 2024. The board meetings have been moved to Thursday evenings at 7pm in the Stillaguamish conference room. Responsibility for river gate keys has transferred from Kristi Neeleman to Mike Cole.

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