SUMMER 2022 NEWSLETTER

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**Eagle Ridge Homeowners’ Association**

*Website: www.eagleridgenews.org*

**IMPORTANT WELL INFORMATION**

Tacoma Pump & Drilling is scheduled for August 22nd to repair ERHA well #2 that has not been operating.

August 19th through the 26th is going to be a week where everyone will need to tighten up (CONSERVE) on water usage; use water only for showers, laundry or cooking as we will need to have BOTH wells turned off for at least one or two full days during that week and will need the reservoir at its fullest point prior to that. ERHA water systems manager, TJ Lurvey, estimates during the 26th - 28th will be when the wells will be off.

**Water System:**

This last quarter we have achieved full internet remote water treatment and pump monitoring. This has been severely delayed by long lead times for the components but has now progressed to making all much easier to monitor for TJ.

Please remember ERHA has ONLY ONE FUNCTIONING WELL. The Board askes all community members to refrain from over-using water during high heat day (watering grass, washing cars or roofs) and use sensible water conservation.

**ANNUAL MEMBERSHIP MEETING**

The Annual Membership Meeting is scheduled for Saturday, September 17, 2022 beginning at 9:00 AM. It will be held at Arlington Post Middle School, 1220 E 5th St, in the Commons Room.

**BOARD MEMBER ELECTIONS**

Three Board Member positions will be up for vote at the Annual Meeting. As noted in the March Newsletter, Joe Amma will retire at the end of his term in September after having served on the Board for the past 13 ½ years.

There will be at least one vacancy on the Board at this year’s meeting and it is important that the Board remain at full strength. If you are interested in serving on the Board, please contact one of the Nominating Committee members, Ken Hawking (360-435-2832), Mike Cole (360-435-4114) or Nicki Burns-Amma (425-422-7388), to assure that your name is included on the ballot mailed in August.

**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.

**GATE REFURBISHMENT**

We now have complete rebuilt hinges on our security gates. The Exit Gate set was the older and the wear after five years of operating was significant. Seems we will need to repeat this process again in 2027.

Thank you to those that helped with traffic control during the Automatic Gates and Equipment refurbishment.

**ARCHITECTURAL CONTROL ISSUES**

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 (360-435-7947), Ken Hawking (360-435-2832), Kristi Neeleman (360-618-3888) or Don Wallace (360-435-1197), Members of the ACC, when planning any construction.

**COMMUNITY GARAGE SALE**

The annual ERHA community-wide garage sale will be on Saturday and Sunday, July 16th & July 17th, 2022, 9am-4pm. The security gates will open at 9am and will remain open until 4pm. The gates will be open for both days of the garage sale. Homeowners are responsible for their own signage.

**DO NOT ADVERTISE ANY GATE CODES ON SOCIAL MEDIA or SIGNAGE**

**OFF-ROAD VEHICLES ON ERHA ROADS**

As a reminder, ALL off-road vehicles are PROHIBITED on community roads, including the River Road. Homeowners may ride these vehicles on their own property only. This would include dirt bikes, side by sides, 4wheelers, etc. Any vehicle that is not licensed for public road travel. The streets in ERHA are on private property; the easement governing the usage of the streets limits it to access and egress from each lot owners’ property. Nothing else is allowed.

Article XI, Section 13 of Covenants, Conditions and Restrictions (CC&Rs) Article XI, Section 13 of Covenants, Conditions and Restrictions (CC&Rs) states: “All roads of the Association shall be used and maintained exclusively for ingress, egress and utilities. No person shall obstruct or impede such uses, nor render the same hazardous or dangerous in any manner. The Board of Directors may establish and enforce speed limits and other traffic controls and regulations.”

In keeping with that Section, the Board adopted road rules in April of 1992 that provide, in part, that the roads “... shall not be used by drivers who are not licensed to drive on the public roads ...” and that the roads “shall not be used by vehicles that are not licensed to be driven on the public roads.”

A complete reading of Article XI, Section 13 of the CCRs and the Road Rules is on *eagleridgenews.org* and click on “Governing Docs.” Also, please review the Towing Procedures document in that section and remember that vehicles cannot be parked on the roads or the easements.

**PLEASE SLOW DOWN**

Be aware of walkers, bikers, children and especially our local wildlife. The speed limit in ERHA is 25 MPH on ALL PAVED ROADS; the River Road is 10MPH. Watch out for our wildlife, especially in the dusk to dawn hours of the day

**FIREWORKS**

Residents are asked to report illegal fireworks by calling the non-emergency line at 425-407-3999. To keep emergency phone lines open, please do not call 911 unless there is an immediate threat to life or property. Be patient as Arlington Police are dispatched to respond. Fireworks are only permitted on July 4th, from 9AM to midnight.

To control fire danger to our forested area, as well as safety for our residents and animals, Arlington is encouraging residents to view the public fireworks display at Quake Park on July 4 at 10:00 p.m.