

Harbor Ridge



Homeowner's Association
NE Tacoma, WA 98422
www.harborridgehoa.com

The Harbor Ridge Homeowner

A Publication of your Home
Owner's Association

Spring 2019

SPRING 2019

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SPRING IS HERE . . . more or less. Several days of clear blue skies and welcome sunshine reminds us that our lawns and landscaping are emerging from winter's hibernation. Not so welcome, for those of us who are decidedly *NOT* avid gardeners, is the pending cycle of home and yard maintenance. A good gauge that some work may be needed is the pesky yellow flowers that pop up everywhere, even in driveway and sidewalk cracks!



One effective way to deal with the grass and weeds that seem only to grow out of the sidewalk expansion joints or the division between cement curb and asphalt roadway is a two-step process. First, clear offending vegetation with a string trimmer. Next scrounge around in the garage for a paint roller and a bucket. Pour your 'Round-Up' in the bucket and then use the paint roller, preferably attached to an extension pole so you don't have to crawl around on your knees, to roll round-up into the cracks. You will be satisfied that no dead patches mysteriously appear in your lawn from blowing Round-Up and the weeds take several months to start creeping back.

This is a good time to take stock of your landscaping vegetation. If any is blocking sidewalks, now is the time to trim it back. We too are emerging from hibernation and more of us will

be out walking the dogs or just walking to enjoy the weather; the sidewalks are our by-ways. Those of us who live on street corners should look to see if trees or shrubs block driver's view of oncoming traffic. Please trim any offending foliage. Each day brings more and more children of all ages riding bicycles, scooters, skate boarding or just gathering to socialize in and around our neighborhood. Their safety and other driver's safety are at stake.

Your homeowner's association maintains three small plots of landscaping. Labor costs to improve and maintain these plots are paid from member's dues. If your dues payment is in arrears, please catch up. We, the board try to maintain these plots ourselves to keep costs low. If you feel an urge to weed or water our community property, please do so. It will certainly help your neighbors and us by maintaining attractive entrances to our neighborhoods. Suggestions for improvement are always welcome. Please attend regularly scheduled association meetings or contact any board member with your ideas. Check out our website, www.harborridgehoa.com for a list of all board members and contact information.

Spring cleanup always reminds us that all home owners within Harbor Ridge boundaries agreed to abide by our covenants, conditions, and restrictions. (CC&Rs). This is an excellent time to review ours to ensure compliance. They are available for your review at www.harborridgehoa.com The least desirable duty of the Harbor Ridge Home Owners Association board is managing compliance to CC&Rs. Please make this appalling job unnecessary through self-compliance

YOUR HOME OWNERS ASSOCIATION

What is a homeowner's association to you? We want ours to be something that you appreciate, and that you recognize as a positive influence benefitting you and our Harbor Ridge community. Simple stated: a group of neighbors trying to keep a community nice and reasonably clean. Many have volunteered to serve in the roles necessary to accomplish those objectives.

The primary responsibility of our homeowner association is to maintain community entrances, preserve the quality of your neighborhood and the value of your home, act as a neutral third party to resolve differences between neighbors, and to promote awareness and maintenance of the Covenants, Conditions and Restrictions (CC&Rs) for the development. All these things require an involvement by us, the residents. It is the mutual sense of responsibility that allows this to continue to be a great place to live.

The current board is striving to find and respond to the community needs. One of those ways is the HOA website: www.harborridgehoa.com that we have developed and maintain as an easily accessible source of information and as a communication portal.

The association has created a private Facebook Page to help all of us neighbors inform each other about public safety alerts, crime prevention ideas, and opportunities to come together as a community. [Log on and search for the "Harbor Ridge HOA Block Watch" to connect on Facebook.](#)

Harbor Ridge is also on Nextdoor. The board contacted the administrators of Nextdoor to establish a Nextdoor neighborhood exclusively for Harbor Ridge residents. The neighborhood is strictly set up for only homes within Harbor Ridge's boundaries. Any posts or news are private to our members. We can use it to share important information such as suspicious activity or every day announcements. It's free to join and so far, close to 100 households are members. To participate go to <https://harborridgetacoma.nextdoor.com> to create an account.

We do need and appreciate your feedback. If you have a concern, please contact the board and allow us to help in any way we can. Your continuing support via the homeowner dues is greatly appreciated, these funds allow us to continue the services and provide the resources for what needs to be done. The board is always willing to hear ideas for more efficient and productive approaches and for items that warrant community involvement.



KEEPING OUR NEIGHBORHOOD SAFE AND SECURE

Maintaining an active and constant vigilance is an essential habit that we must all learn and adopt to keep yourself, your family and all our neighborhood safe.

Neighbors and residents in Harbor Ridge have reported a series of home robberies and vehicle thefts through the Nextdoor website. One of our new families with one-week old baby their house was burglarized in broad daylight. A series of vehicle thefts and break in of cars in Harbor Ridge, lower Browns Point and Pinnacle Point were reported at the time Drones with lighted cameras have been flying along streets and back homes late at night in these neighborhoods.

Warm weather also means extended travel and vacations. Leaving property unattended can be worrisome. Get to know your neighbors and let each other know when you will be out of town. That way you can keep an eye on things and contact each other if something seems wrong. Burglaries and car prowling is increasing in our community. Please be suspicious of unusual activities or strange vehicles on our streets. If something

seems a little "off" take a photo. It can always be deleted, but it might help your neighbors recover prized golf clubs removed from their vehicle or heirloom jewelry burgled from their house.

Most importantly for community safety and security, if you see something say something. For emergencies and crimes in progress, call 911. For any suspicious activity call the Tacoma Police non-emergency number at (253) 798-4721 even if it is a non-life-threatening emergency. For non-criminal matters such as complains or code violations, please contact the city of Tacoma customer support center at 311 or from outside the city (253) 591-5000 or on line at TacomaFIRST311.

Harbor Ridge has a Community Liaison Police Officer, Brandon Showalter, who is available to answer any questions about police activity that you may have in our neighborhood. You can contact him at (353) 594-7951 or via email anytime at Brandon.showalter@cityoftacoma.org



OPERATING PROCEDURES

One of the goals of the Harbor Ridge Homeowners Association is to increase community connectivity and participation. The Operating Procedures explain how our neighborhood Covenants, Conditions and Restrictions (CC&R's) are implemented. For example, they explain more clearly how new board members are nominated and elected. They also explain how every household has the opportunity for ongoing input and a chance to participate in the business of the Association. The revisions are now available for viewing on the Harbor Ridge Homeowners Association web site under "Operating Procedures." Our meeting schedule is also available on the website and we welcome you to attend. Details at: www.harborridgehoa.com

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) ENFORCEMENT POLICY

To clarify any misunderstanding in the community with regard to responsibilities for enforcing CC&R's, Article VII (General Provisions), Section I (Enforcement) states: *"Any owner, shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, and charges now or hereafter imposed by the provisions of this Declaration.* Clearly this can involve long and costly litigation. The developer, at the time the Harbor Ridge plat was established back in 1980, did not provide mechanisms of authority enabling direct levying of fines/penalties for Covenant violations.

By contrast, developments platted in subsequent years have mechanisms for rapid and rigid enforcement. Some people may view the latter positively, but others may see it as a negative. For example, many trees planted by homeowners in the Harbor Ridge are in violation of the 15-foot height restriction, but they may trouble no one. Some folks like the taller trees because they may provide barriers or provide shade during a hot summer day. However, those very trees or hedges may create an obstruction to the views of other residents.

The Covenants make it clear that it is each homeowner's responsibility to initiate CC&R enforcement. However, the board will provide assistance to achieve resolution, up to and including monetary participation if the complaint is reasonable, the violations are clear, and the aggrieved neighbor experiences difficulty achieving the desired results. Prior to asking for board assistance, we ask each owner to take some steps to resolve violations by communicating and working directly with the neighbor(s) involved. If you have an issue to bring to the Board's attention, please come to a meeting or visit our website at: www.harborridgehoa.com to contact us using email.



ARCHITECTURAL CONTROL COMMITTEE (ACC)

It is the intent of the Architectural Control Committee (ACC) that a high standard of exterior architectural appearance be maintained throughout the development, consistent with the Covenants, Conditions and Restrictions (CC&Rs). For that reason, procedures exist to help homeowners with respect to specific topics:

Written approval is required for the following items:

- Changing paint color or trim color of the home
- Adding a deck or square footage to the living space
- Adding a garage or carport
- Removing any existing native trees

Written approval may be required for re-roofing, depending on the type of roof surface being proposed. Concrete Tile, Wood shakes, and certain composite roof materials have been approved. It is strongly recommended that you contact the ACC before proceeding with a contractor to have roof work done.

Written approval may also be required for small stand-alone detached accessory buildings

CALENDAR - EVENTS IN OUR NEIGHBORHOOD

JUN

JUN. 26 [HR-HOA Board meeting](#) 7:00 PM
NE Tacoma Police Substation

JUN. 29 [Community Cleanup](#) 10:00 AM-1:45 PM
at Meeker Middle School

AUG. 11 [Cliff House Willie's Adult Fishing Derby](#)
9AM-3PM at Browns Point Improvement club

SEP. 15 [Kids Fishing Derby](#) 9:00 AM - 3:00 PM
Browns Point Improvement club

SEP. 26: [HR-HOA Board meeting](#) 7:00 PM
NE Tacoma Police Substation

OCT. 24 [HR-HOA Board meeting](#) 7:00 PM
NE Tacoma Police Substation

NOV. 28: [HR-HOA Board meeting](#) 7:00 PM
NE Tacoma Police Substation

DEC. 13: [HR-HOA Board meeting](#) 7:00 PM
NE Tacoma Police Substation

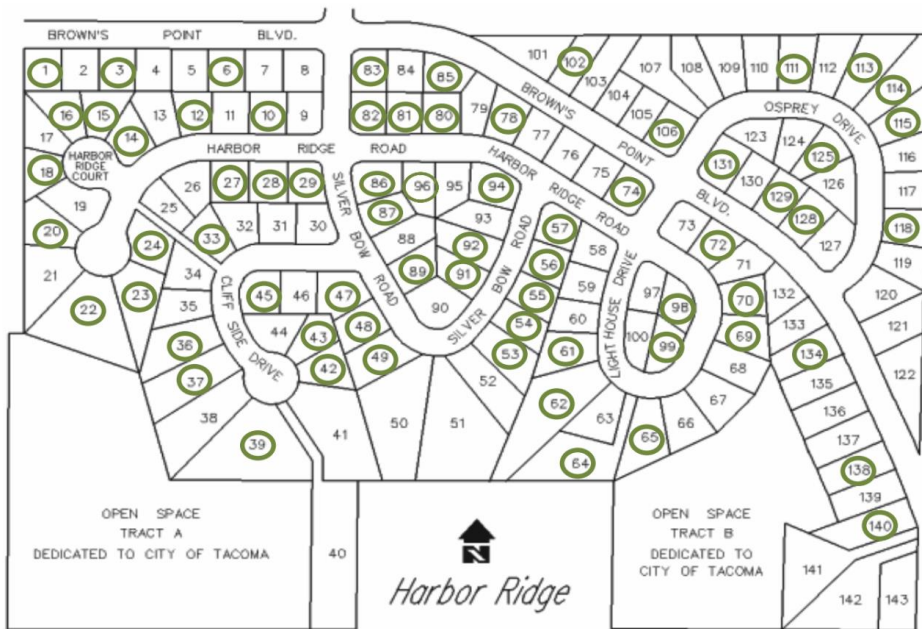
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JUL

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29	30	31				

2019 HARBOR RIDGE HOA DUES

67 Home Owners of 143 have paid their annual dues.



DUES ARE DUE

If you have not paid your yearly \$35 Home Owner Association dues, please pay on line or mail them to:

Harbor Ridge, PO Box 25794
Federal Way, WA 98093

Welcome New Board Members

The priority and importance of having a solid consistent Board to function as a community was emphasized with the goal of continuing to enjoy a safe and clean community environment at Harbor Ridge. (9 Board members are to be elected to these volunteer positions on staggered 3-year terms). A warm welcoming was extended to all new board members and enthusiasm was expressed for new member participation and involvement in the community.

- Henry Mayorga, President
- Robert Adam, Vice-President
- Ingrid Lincicome, Treasure
- Jon Dziadon, Secretary
- Steven Neufeld
- Richard Judy
- Michael Grayum
- Chris Steven
- Lavance Davis

Let us know what is important to you!

Members are encouraged to receive periodic Newsletters by email Instead of normal postal delivery. Several members take advantage of this option and we would love to increase that number, there are 37 Harbor Ridge Home Owners of 143 we don't have their email addresses, please visit our website at:

www.harborridgehoa.com and/or contact the HOA President Henry Mayorga at: henrymayorga@nventure.com. with your email address and request.