



October, 2024

Hello Owners!

How has another year gone by so quickly? I think I ask that every single year.

The Board is sending this newsletter to share information about the 2025 assessment (invoices are mailed in mid-November). We also want to outline two ways Owners can positively affect the budget with the goal of keeping increases as small as possible.

The Board had hoped to keep the 2025 assessment at or near the 2024 level. However, as our vendors began notifying us of (their) increases, we realized we could not do so. We may find that even this budget will not cover all the increases.

The budget and assessments amounts are included in this letter, and, in full disclosure, we have included the narrative/explanation on each line item. Total amount for owners...operating and reserve...is \$308.69

So, two ways you as an Owner can help CROA to keep assessment increases to a minimum.

1) **Pay your assessment in full as indicated on your invoice**

The cost of follow-up billings can add up quickly . . . accounting staff charges, supplies (printing, envelopes, postage . . . we get charged for all of it). When we each purchased our homes in Cherry Ridge, we agreed to the CC&Rs and By-laws of a planned community (CROA), whether we really understood what that meant and/or “liked” what that meant. This is “a contract” you have with the CROA.

We have implemented Resolution #23 effective with the 2025 assessment.

“Yearly Assessment payment must be RECEIVED AND PROCESSED by 01/31 of Applicable Year at address indicated on Invoice to Avoid Late Fee Charge. Late fees will not be removed from accounts that do not meet the processing deadline of 01/31 as outlined on invoice and in communication with owners. Approved by Board 06/18/24”

We will continue to follow the *Collection Agreement* we have had in place with Vial Fotheringham since 2011 (copy on website under Forms), which basically says, accounts will be turned over to VF for collection after 120 days. This costs us a significant amount of money for sometimes small collection amounts (see narrative “Legal”).

Note: If you have an outstanding balance over 120 days, it will move to the collection process November 1st. We will apply this process equally to all accounts. No requests for removal of 2024

late fees/interest were/are approved for accounts with balances of 60 days or more. Contact Adulfo Arenas at Invest West, aarenas@iwmhoa.com, (360) 644-4094 to get your account in order. Owners must speak to Invest West to resolve this issue.

2) **Provide the CROA with your Email Address**

We have finally gotten a Resolution allowing us to communicate via e-mail for both general communication and to conduct elections. Having to communicate via hard copy/mail has been an albatross on the HOA for a long time. We will follow up after the first of the year with a copy of the Resolution and the process for opting in/out. The more Owners we can communicate with via email, the less expense we will have in this area, and a most positive effect on our budget.

We'll work out the logistics in a follow-up mailing but you are welcome to forward you email to president@cherryridgehoa.org now, if you have not previously done so, or have changed your email address recently. Include your name, Lot # or address and email. Thank you.

Enough of the budget stuff . . . Here are some **Bits and Pieces** as we put this year to rest.

- ❖ Rats have been spotted in different areas of the neighborhood. If you have them, immediately contact Joe Storagee, Code Compliance Officer, City of Troutdale, joe.storagee@troutdaleoregon.gov. He can help you get set up with traps, etc. Resolution #18 addresses unkempt yards that provide breeding grounds for rodents.
- ❖ Time to stow boats and utility trailers until next summer. CC&R 5.10 addresses these as well as campers/motor homes. Thank you. Please also follow City of Troutdale parking ordinances when parking on the streets. They are on the website under Forms, and readily available on the City's website.
- ❖ We're waiting until PGE finishes their project to reassess putting down barkdust. Projected resumption/completion is March 2025.

❖ **2025 Board Meetings**

March 18, June 17, September 16, December 9; Remaining 2024 Board Meeting, December 10th

❖ **Who to Call for Homeless Camps, Abandoned Vehicles, Campers parked on neighborhood streets...put this on your refrigerator.**

❖ **Homeless Camps**

Contact hope@mcso.us with the location of the camp and a picture if possible. Any details you have/see are helpful, but not necessary. The Multnomah County HOPE team (MCSD) will take it from there. You don't have to leave your name or contact information although they will have your email from your communication. HOPE (MCSD) must determine and then contact the property owner for permission to access their property. Here is the website <https://www.mcso.us/divisions/law-enforcement/homeless-outreach-and-programs-engagement-team>

- ❖ For any **abandoned vehicles**, campers, etc., contact Joe Storagee, Code Compliance Officer, City of Troutdale, joe.storagee@troutdaleoregon.gov. 503-491-4009. His information is on our contact page, and we also added the HOPE information.

Thank you, everyone, for your support and commitment to Cherry Ridge. Board contact information is on the web/contact page www.Cherryridgehoa.org Feel free to contact us with questions or concern.

2025 Budget			Narrative	2024 Budget	'24 Actual thru 08/24
Acct #	Description	\$ Amt		\$ Amt	\$ Amt
50000	Mgmt Contract	14,280	Significant increase for 2025. Cannot function without their services.	9,454.37	6,302.88
50100	Insurance	2,500	Estimated increase, @6%	2,387	2,364
50200	Bad Debt	150		213	142
50250	Reserve Study	--	Propose we do Reserve Study every five years as long as recommended Reserve amounts implemented. Sooner if warranted. Last done 2023. Keep on yearly budget as reminder.	00	00
50300	Operating Contingency	100		95	00
50350	Legal	2,000	Primarily cost of collecting unpaid assessments & late fees/interest and accounts turned over to collections.	119	3,402.49
50400	Tax Prep	300	Estimated increase from 2024 actual.	347	275
50550	Assoc Operating Expenses	2,500	Supplies for newsletters, paper, copying, postage, other office supplies charged to us. Anticipate proposed e-communication can mitigate some of these charges.	2,111.22	3,886.89
50750	Website	100	Efficient & effective if not flashy.	85	00
51150	Mgmt Extra	1,225	Labor above 10 hr. contract. Greatly reduced (to date) from 2023 actual of \$1,746.52 (and previous years). This is where email communication will make a significant difference vs. mailing. Must still mail yearly assessment invoice. We can also do more with setting up our own email distribution such as Constant Contact, etc.	00	229.47
Total Admin & General		23,155		14,811.59	16,460.73
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Acct #	Description	\$ Amt	Narrative	2024 Budget	'24 Actual thru 08/24
52000	Electricity	1,000	Estimated increase	925.34	503.52
52050	Water/Sewer	12,000	Estimated increase	10,880	10,021
Total Utilities		13,000	Full impact at end of year after final water bill, Oct shutoff.	11,805.34	10,524.52
54000	Landscape Contract	34,248	Increase reasonable (15%). Cost of labor and chemicals have steadily increased. Have no issue with this.	29,767.29	12,383.20*
54010	Irrigation Repairs	1,500	We have an old system! Repairs every year. Any damage/repairs to area where PGE has done work will be covered by PGE or Excavation company. Work not resumed/completed until March 2025.	1,188	1,458
54020	Landscape Improvements	1,500	Some dead tree removal anticipated.	2,700	8,471.80* *Add two together. Had been posted incorrectly
54080	Landscape - Barkdust	51	Place holder	100	00
Total Landscaping		37,299		22,503.22	22,318.00
55100	Backflow	450	City mandated season-end tests.	333	--
55450	Lighting Maintenance	100	Wait for assessment after PGE done.	100	--
55900	Bioswale	1500	Will probably need to address blackberry growth in 2025. Potential storm damage from winter winds, etc.	2,000	--
56100	Fence Maintenance	51	No plan yet	100	--
56600	Sidewalk Repair	51	No plan yet	100	--
Total Maintenance & Repairs		2,152		2,633.00	--
Total Operating Budget		75,606		63,005.22	49,298.25

2025 ASSESSMENT

Operating Budget/Income

\$49,144	\$242.09 per owner	Owners 65% (203 units)
\$14,365		Commercial 19%
\$12,097		Muti Family 16%
\$75,606	TOTAL Operating Budget	

\$66.60 Reserve, Owners Only

\$308.69 = Total 2025 Assessment for Owners

2024 Assessment=\$265.78, 16% increase

THIS IS NOT A BILL/INVOICE. INFORMATION ONLY. INVOICES WILL BE MAILED IN NOVEMBER.

Written by swwright. Approved by the Board