

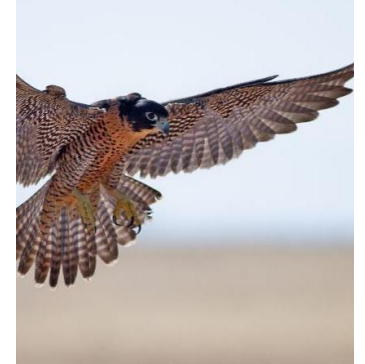
# Harbor Ridge HOA

2025

*Annual Newsletter*

## PRESIDENT'S MESSAGE

It has been a pleasure serving the Harbor Ridge HOA community as your board president. Our goals remain the same for 2025 as in past years. We aim to help maintain a safe and desirable community in our small part of Northeast Tacoma. We encourage all neighbors to know each other and look out for each other's interests. Having neighbors, you trust will allow peace of mind when you are away from the house. We are fortunate to have a safe community, but we can always improve these personal connections to our neighbors and the community.



Myself and the rest of the board appreciate homeowners reaching out to us if there are any large projects planned for your property such as exterior painting, landscaping, and any new structures. The board is simply interested in making sure building codes are respected and all projects are reasonable with regard to your neighbors. Board members are also to be able to provide guidance on our CCR's, which are listed on our website. As a reminder, HOA membership and dues are compulsory, as is adherence to CCR's.

The board is proud to follow the principle of helping homeowners with any issue and using enforcement actions as a last resort.

All board members serve the HOA without compensation. We purposely keep dues low so as not to burden any homeowners. Our funds are typically spent on small projects (sign maintenance), occasional neighborhood events, and assisting neighbors with hardships with projects such as landscaping.

We are also available to provide guidance to neighbors with any disputes. We only ask that you attempt to personally resolve any issues with your neighbors first before seeking out the board.

The most common issues we deal with are typically overgrown trees, oversized commercial vehicles and vehicles in disrepair, and trash/ clutter on a homeowner's property that is visible to the street. As a reminder:

- Notify the board for approval for any planting of a tree or shrub that is or could reach greater than 15 feet in height.
- Cutting or removal of any tree greater than 4" in diameter at a height three feet above the ground.
- All lots must be maintained, to include vegetation.
- No garbage, refuse, rubbish, or cuttings shall be deposited on or left on a lot unless placed in an attractive, clean, and sanitary container.
- Except with the approval of the HOA board, no owner shall at any time keep or allow to be kept on their premises any commercial vehicle, house trailer, oversized truck, camper, mobile home or boat trailer.

The board and I wish the best for you and your families for the upcoming year. We invite you to be involved in meetings as you see fit and become active in the community.

Please visit our website: [www.harborridgehoa.com](http://www.harborridgehoa.com) or send your questions and comments to me at [jondziadon@gmail.com](mailto:jondziadon@gmail.com)

Sincerely,

Jonathon Dziadon - HOA Board President

## 2025 HARBOR RIDGE HOMEOWNERS ASSOCIATION (HOA) ANNUAL MEETING

The 2025 Harbor Ridge HOA annual meeting will be virtually via ZOOM on Sunday, February 16<sup>th</sup> at 3:00 PM.

To join the Zoom meeting, you can click the link below or you can open the Zoom application on your phone, tablet, or computer then enter the Meeting ID and Passcode to participate.

All homeowners are welcomed and encouraged to attend. Come share your ideas about what we can do as a community to keep our neighborhood clean, safe, and connected. Hope to see you at our annual virtual meeting.

### Join Zoom Meeting

<https://us06web.zoom.us/j/84338337083?pwd=UGhHR EtJUURCeWIDRmRtMHk4UXNvQT09>

**Meeting ID: 843 3833 7083 - Passcode: 244803**



## HARBOR RIDGE HOMEOWNER'S ASSOCIATION POLICY FOR ENFORCEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Article VII, General Provisions; Section 1, Enforcement in the Declaration of Covenants, Conditions, and Restrictions (CC&R) for the Plat of Harbor Ridge addresses the responsibility of CC&R enforcement for our neighborhood. It 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. Failure by an owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.*

The Harbor Ridge Homeowners Association interprets this to mean it is homeowner's responsibility to take the appropriate steps with a neighbor if they think there is a violation of the CC&R's. Several years ago, the Homeowners Association made a policy for aggrieved homeowners to use when enforcing the CC&R's. Below are the steps they need to follow prior to asking for CC&R enforcement assistance from the Harbor Ridge Homeowners Association Board.

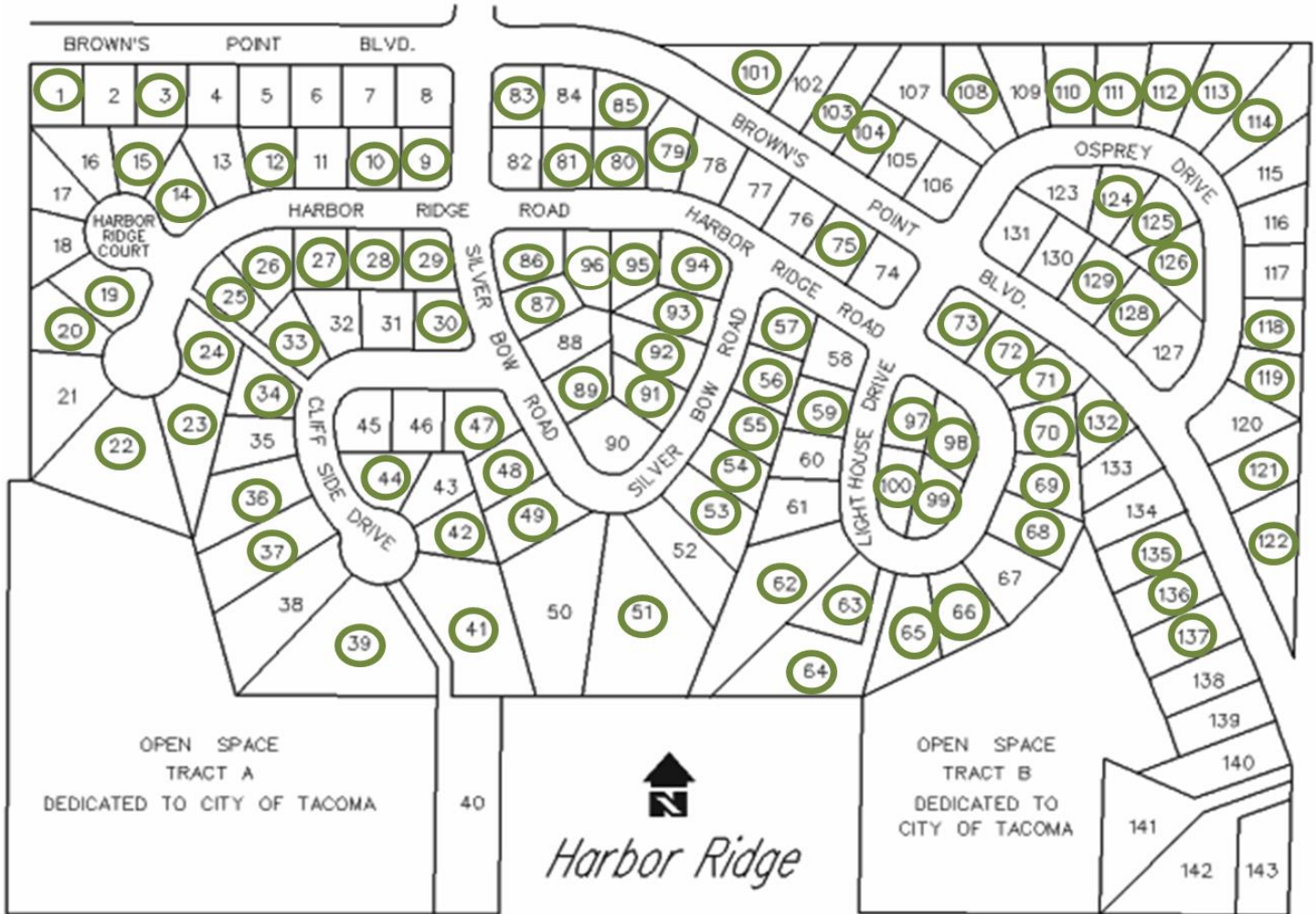
1. The homeowner with the dispute should approach the neighbor they think is in violation of the CC&R's by having a nice, pleasant discussion with the neighbor about the particular problem. During this discussion, the homeowner should identify which CC&R is being violated and ask for compliance from the neighbor.  
If the request for compliance with the CC&R's has not been resolved within a reasonable amount of time (3 to 4 weeks), the aggrieved homeowner should send a certified letter return receipt requested to the neighbor violating the CC&R's, reemphasizing the request for action, state the CC&R violation, and explain the resolution requested. Also, please provide a copy of the letter to the Homeowner's Association.
2. If non-compliance with the CC&R's remains open, the next step for the aggrieved homeowner would be to contact a Board Member. At this point, the Board/Board Member will contact the problem neighbor (following steps 1 and 2) and remind them of their agreement to comply with the CC&R's when moving into Harbor Ridge.
3. If there is no resolution after this, you as an aggrieved homeowner have three options available:
  - a. not take any action against the violating homeowner, and permit them to remain in non-compliance with the CC&R's
  - b. pursue legal action by taking the problem neighbor to court. You can take the issue to small claims court on your own or engage legal counsel (The Homeowners Association has some guidance should you elect to take a neighbor to small claims court).
  - c. As you pursue legal action, you may also choose to explain your case to the board, then ask for the Homeowners Association's assistance. The board will evaluate each case on an individual basis to determine appropriate actions for the Board.

We hope this policy will assist you in enforcing the CC&R's.

# HOMEOWNERS ASSOCIATION DUES

On behalf of Harbor Ridge community, the HOA board thanks everyone who paid their annual dues in 2024. Records show 89 Harbor Ridge homeowners paying allowing the HOA board to make several improvements to maintain and to enhance our Harbor Ridge neighborhood.

## # Homeowners paid 2024 HOA dues



**2025 HOA HARBOR RIDGE DUES:** If you have not paid your yearly \$35 HOA dues, you can pay online at [www.harborridgehoa.com](http://www.harborridgehoa.com)

Or you can mail HOA dues to:

Harbor Ridge, HOA  
 PO Box 25794 Federal Way WA 98093