

SPRING  
2023

ELK RIDGE HEIGHTS  
HOMEOWNERS'  
ASSOCIATION

# Community News



## In this issue

A Word from the Board **P.1**

Pedestrian Access Project **P.2**

Community Updates **P.2**

Homeowner Resources **P.3**

## Reminders...

### ARC REQUESTS

Are you planning new exterior projects this year? Be sure to submit your plans to the Architectural Review Committee (ARC) for approval.

### DOG OWNER COURTESY

As we and our furry friends enjoy more time outside, a reminder to all to clean up animal matter when taking dogs on walks. Dogs should also always be on a leash or contained within your property.

## An Update from the Board of Directors

Hello neighbors and happy spring!

Reviewing our snow season, we felt this season was successful, both operationally and based on feedback from the homeowners. With one exception during unavoidable freezing rain event in late December, our vendor has been able to keep our roads in good condition with proactive deicing and timely plowing. The new granular deicing proved to be effective in cold temperatures and we will plan to use it again.

Turning our attention to spring maintenance, we have several projects in the pipeline, including concrete repairs, annual street sweeping and sealing of asphalt cracks. We are also working with a geotech firm to mitigate soil depression in the common area on San Juan Lane, evaluate water drainage on San Juan and secure the hillside in the Henry Fork cul-de-sac.

As last year, we will continue working with WEB Properties and our homeowners on hillsides upkeep and weed control. Similarly, we will work closely with our landscaping provider on weed control in the common areas.

Following the discussion at the annual meeting regarding neighborhood security, we have or will be implementing a few new measures:

We have agreed with the developers to keep the south gate closed and accessible to builders via gate codes or controllers. We are planning to refresh all gate codes at least once a year. Additionally, we will be evaluating a future gate software replacement that may provide more robust security features. And lastly, we invite the community to provide us feedback regarding the front entrance pedestrian access project. Read more on the next page. We appreciate your feedback.

In other news, the vacant land off San Juan Lane was recently sold to Steve Huettl, owner of Camden Homes, and Brad Boswell, Realtor with RE/MAX of Spokane. We are confident this will be a positive and smooth transition for Elk Ridge Heights. Learn more on the next page and stay tuned for more updates in the coming months.

We welcome any suggestions you have. You may reach us by contacting WEB Properties. Please note, Holly Waggoner was recently assigned as our HOA Manager at WEB Properties. You may reach Holly via WEB Properties' main number 509.533.0995 or email [holly@wpispo.com](mailto:holly@wpispo.com).

Enjoy warmer days, and have a fun and safe summer!

## Reminders...

### RECREATIONAL PARKING

Summer will be here before we know it. A reminder that boats, trailers and campers can be parked for 24 hours for loading and unloading only. If needed for longer periods, please contact WEB Properties.

### DON'T LET IT GROW LIKE A WEED

As summer gets underway, so do weeds. All of us are responsible for weed control on our property. This should include regular weed spraying and trimming of the hillsides on the back of one's property and away from the sidewalks.

### OUT OF SIGHT

Per our CC&Rs, trash, recycling and yard bins should not be stored in the front or side of the house, unless they are screened and fully concealed from view. Bins may be placed curbside at 6:00pm the day before pickup and must be removed by 8:00pm on the day of pickup.



## Front Entrance Pedestrian Access Project

As we shared earlier, the HOA has been looking into redesigning our front entrance to provide pedestrian access for children waiting for school buses. This project would extend the sidewalk on Copper River to the front gate, add a walking bridge, and create a waiting pad for school buses.

We all like the added safety that these changes would create, however the initial cost estimates are significant – it would require a special one-time assessment of \$500 or more per household, over and above the regular HOA dues.

Additionally, we are having difficulty finding a qualified vendor to do the work.



Given the cost, the Board would like to gauge the level of support for this project from the community before moving further.

Please share your feedback via a 10-second survey:

[Take the survey](#)

*One per household please.*

## Community Beat . . .

**Phase 4 Expansion:** The vacant land off San Juan Lane was recently sold to Steve Huettl, owner of Camden Homes, and Brad Boswell, Realtor with RE/MAX of Spokane. Camden Homes has built 75% of the homes in Elk Ridge Heights and Brad has been working with our homeowners since 2011, so you can expect the same level of care and continuity from this team. Future homes on these lots will fall under our HOA's CC&Rs.

**Gate Security:** Expecting visitors or a delivery? Don't give out your personal 4-digit gate code. Instead, have visitors call you from the gate by punching in your 3-digit dial-up number or picking your name from the directory, and you can then open the gate by pressing 9 on your phone.

**Scholarships for HS Grads:** Are you a parent of a high school senior going off to college? The Inland Power Foundation is giving out fifteen \$1,000 scholarships for Inland Power members and their children. Applications are due **April 13, 2023**. Learn more and submit your application at [inlandpower.com/scholarships](http://inlandpower.com/scholarships).

**In the Know:** To stay abreast of what your BOD is working on, find [Board meeting minutes](#), [HOA policies and resolutions here](#). And watch for updates in the [community Facebook group](#). However, if you have an issue that needs attention, please contact WEB Properties at 509.533.0995 for a timely resolution. WEB Properties does not monitor our Facebook discussions.



## Neighbor to Neighbor

As many of us gear up for spring projects, we wanted to share once again neighbor referrals to great local service providers.

Do you know an exceptional service provider? Share on our Facebook group and we will feature them in a future newsletter.

### Windows Cleaning

**Clearwater Window Cleaning**, Steve Rhodes, 509.217.3674, is wonderful. – Barbara B.

Cody Malor at **Clear as Day** does a fantastic job. 509.270.6088 – Kim & Cindy B.

### Driveway Sealing

**Dan Tanney** 509.413.8498 does a great job! – Natasha P.

### Lawn Irrigation & Care

We have been happy with **Pacific Lawn Maintenance**. – Mary G.

**NW Landscape & Maintenance** is super reliable and fair pricing. – Shawn W.

**Dee's Landscaping** has been great for us. – Shauna C.

**Green Squirrel** is the best! – Anya T.

### Arborist & Tree Care

**McElfish Tree Care** gives honest advice and has good pricing & availability. – Karina R.

### Decking

**Ridgeline Decks** cares about making a customer happy. – Scott W.

### House Cleaning

**Maid For This Home** cleaning service is terrific! – Sara Ph.

**Frontline Housekeeping** does a thorough job. – Jenny C.

## Contacts...



### HOA MANAGEMENT

WEB Properties:  
Holly Waggoner  
holly@wpispo.com  
509.533.0995

### COMMUNITY WEBSITE

wpispo.com/elkridge-heights

### ELH FACEBOOK GROUP

facebook.com/groups/  
1806820996238581  
(or search for Elk Ridge Heights Homeowner's Association)

### BOARD OF DIRECTORS

President:  
*Karina Rudmann*  
Treasurer:  
*Jeff Grimes*  
Secretary:  
*Natasha Porter*  
Head of Architectural Committee (ARC):  
*Don Condon*  
Special Projects:  
*Brandon Arthur*

Have a question for the Board? Reach out via WEB Properties:  
holly@wpispo.com

### YOUR CONTACT INFO

Has your contact info changed? Do you use a PO Box? Please send changes to Holly Waggoner, holly@wpispo.com.

## Spring Home Maintenance from MrHandyman.com

### Spring Checklist

Mild spring season is the perfect time to get your house in top shape before summer heat comes.

[Download a handy printable maintenance checklist here.](#) Some common items include:

- Change HVAC air filters and smoke alarm batteries.
- Clean and repair or replace window screens.
- Pressure wash patios, decks, driveways and outdoor furniture.
- Clean and inspect gutters and downspouts for winter damage.
- Service the AC system.
- Clean out your air ducts.
- Tune up lawn equipment.
- Trim trees and shrubs near the house.
- Inspect and fix sprinkler heads.
- Clean debris from foundation vents and window wells.

