

June 12, 2016

Dear Westridge Homeowner,

Summer is upon us. With it appears that some property owners are storing vehicles, trailers, boats, etc. in excess of the Covenants' 48-hour rule. Before crumbling up the letter and throwing it against the wall or ignoring it, this is an issue that impacts you as a property owner. What are we willing to accept? Strict adherence to the covenants, modification to them, or what's happening in the adjoining subdivision (Spirit Ridge)?

Our current rules state "All vehicles, including recreational vehicles, boats, trailers, motor homes and campers, may only be parked or stored if they are generally hidden from view from any front street and may not be permanently be parked in any driveway." Permanent is considered beyond 48 hours. The same rule applies to parking on the right of way (street). (Article 2, 19 Site Preparation).

The covenants were developed when the subdivision was created in the late 1980s. They had one revision regarding roofing, but they didn't address this particular issue. There has been an effort to revise the original covenants to make them more relevant, but it has stalled for the moment.

Given conditions have changed since the establishment of the subdivision; people use their garages for other storage versus vehicle, the time has come to have a community meeting to address this issue and others: Neighborhood Watch/Safety, Board Vacancy, Community events such as an annual garage sale, etc.

The Board has discussed several solutions for the storage issue: Options like extending the "hours" from 48 to some other number; from Memorial Day Weekend to Labor Day Weekend, allow recreational vehicles to remain on the property in public view, etc. None of these or other solutions can be implemented until the majority of Property Owners decide if there should be a change, thus amending the covenants.

Our Westridge Neighborhood is a highly desirable neighborhood in the Central Kitsap area. We're in a great school district. We're close to shopping yet far enough away not to feel like we're in town. We have large-wooded lots and privacy compared to those under construction. We have high resale values. Our Association dues are not outrageous. And, we are not currently plagued with the vehicles parked on the grass, etc. as is the Spirit Ridge subdivision. They are in this situation because they lack an active homeowners' association.

Therefore, we are having a Community Meeting, July 21, 2016. Time: 7:00 pm. Location: Central Kitsap Presbyterian Church, 9300 Nels Nelson Road, Bremerton (its free). Enclosed is a Post Card. Please fill it out and return it by June 30 to ensure we have the correct email for you, get a sense of your view of this issue, and if you'll be at the meeting.

Thank you.

Westridge Homeowners' Association Board.