

June 9, 2006

Community Spotlight
Cedar Ridge Condominiums
Redmond, Washington

Located on 25 acres in a small cedar forest near the center of Redmond and nestled among biking and hiking trails is Cedar Ridge Condominiums. Built between 1979 and 1981, 144 condominium residents have wonderful views of the forest surrounding them, a cabana and pool. In addition to a quiet location, residents also enjoy many types of wildlife such as deer, owls, and eagles.

Warren Du Pont is the Cedar Ridge Association property manager with more than 20 years of association management experience; he has been managing Cedar Ridge since December 2001. Warren has had a full plate since taking over as the association manager. Approximately three months into his job, Warren discovered evidence of severe dry rot on one of the buildings. Through further investigation he discovered that the vinyl siding on their buildings was actually applied incorrectly over old cedar siding. Warren knew there were some potential problems and contacted building and engineering experts Soltner Group Architects to further investigate Cedar Ridge's buildings. Once the litigation proceeding settled for Cedar Ridge they then hired Sandler Kilburn Architects and Charter Construction to start their \$5.5 million dollar renovation. This renovation work consisted of structural repairs, new hardy plank siding, metal entrance way and deck railings, seismic strapping, and an addition of anchor bolts for the foundations. Warren took the lead and worked with the association board and homeowners to have these problems addressed and resolved as quickly as possible in order to protect the value of every unit. The construction was completed in December 2005.

Warren said, "it was a long process, the assessment and accounting was very well prepared and managed by the association's CPA. Since completing the work in December we've seen unit values increase more than 40 percent!" Warren also commented that "despite the special assessments he is pleased to see that after construction; all homeowner's have received much more equity then "paid out" on their assessment."

Now that the repairs are completed on their buildings, I asked Warren about the board's initiatives for the remainder of 2006. The board's initiatives are:

1. Propose a rental cap to the homeowners as one does not currently exist.
2. Update the Rules and regulations
3. New paving striping and curbing the parking lot.

Cedar Ridge's current annual board consists of Cinda Barr, President; Heather Schlappi, Vice President; David Henry, Treasurer; Mary Long, Secretary; and board member, David Huls. Warren also performs duties as a board recruiter! He has taken an active role in recruiting homeowners to join the board that have professional backgrounds and

experience in working with the issues they need to address. The entire association is a cohesive group and they all have the same goals in mind by keeping everything well maintained in order to keep their property values up. Staying in contact with each other is easily done through their community newsletter and website. Warren feels that communication is key between management, the board, and the homeowner's in order to have a proper working relationship.

When asked about Warren's involvement with WSCAI, he responded by saying "it keeps me well informed. I can go on line and have questions answered rather quickly, give my input on a situation or relate with others in the same boat as me. It is very beneficial to me as well as my association."

The Cedar Ridge Condominiums board members' can be reached at crc@nwlink.com.

Mr. Warren Du Pont CAM, Cedar Ridge Association Manager, can be contacted at 425-702-0908.

Gil Price is the Executive Director at Barker Martin, P.S., a construction defect and homeowner association law firm. He can be contacted at 206-381-9806 ext. 124.