

## POINT RICHMOND RIDGE HOMEOWNERS ASSOCIATION

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Semi-Annual Newsletter (January 2017)



Hello everyone and a very Happy New Year to all of you as 2017 begins! We trust that everyone approaches the new year with renewed optimism and willingness lend a hand in making Point Richmond Ridge everything that we all hope it can be, which is a terrific place to live. A hearty welcome, especially to all our new residents---please go out of your way to make them feel at home here by engaging them whenever you see them.

**Upcoming Elections:** Please be advised that we will have three positions open later this year at the Annual Meeting in November. We only bring this up and will revisit this in July only to serve as a prompt to approach any of us about what the jobs entail. We all have been working very diligently to make serving a smooth and rewarding process. Participation and getting involved in the neighborhood is the key to continuity in having an effective Board and ultimately, a great place to call home.

**Bylaws:** People always are asking us for permissions for projects both in their yards and whether we can look into neighborhood improvements. Our Bylaws and Covenants cover most every option. The bylaws are there for everyone's protection and compliance with what historically has been the structure that we've decided to adhere to. At closing for your house purchase, you sign off on agreeing to the bylaws of Point Richmond Ridge HOA. They are laid out on the website ([Prrhoa.org](http://Prrhoa.org)). Please take some time to familiarize yourself with our bylaws...BEFORE you begin any project so we can help advise you. We will not approve adjustments to the bylaws that run counter to Pierce County Code (also your responsibility to research). We are trying to make our neighborhood and the job of future Boards easier by placing the onus for responsibility for knowing what is and isn't possible onto the homeowner and making the inclusion of the Board more advisory in nature.

**Email List:** We have discussed the possibility of making a master email list for the neighborhood in order to go be able to have a more tailored approach to communication from the Board. Please send us your email address to the Secretary (email at the bottom) and we can get started on this list. Again, our goal isn't to bombard you with needless comm, but to have a secondary means of contact other than traditional mailings.

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**Dues and Fees:** This has always been a touchy subject and a necessary one. Again, a careful review of our bylaws will outline your responsibility and our obligations to the neighborhood for recovery. A number of our residents are not up to speed on their payments and/or fees, meaning we are carrying them on our budget while the rest of us pay. This is unacceptable and we have taken action to recover those monies. Please refer to the invoice enclosed with this letter. If you are showing a past due amount or owed amount greater than \$140.00, you are accurately in arrears and are incurring monthly late fees each month there is nonpayment. We have purposely kept dues unchanged, but that is dependent on everyone paying what is a very nominal amount to keep us financially solvent. Our collaboration with HOA Community Solutions has been nothing short of a tremendous success and they continue to offer nothing short of outstanding service in the management of our finances. The state of our account is strong. Our Treasurer is responsible for the financial oversight and management of the neighborhood funds. However, as planned, that role has broadened and is more strategic, finally evolved to be a liaison between Lyndsay Tuley at HOA Community Solutions ([Lyndsay@hoacommunitysolutions.com](mailto:Lyndsay@hoacommunitysolutions.com)) and us. She is your contact for specific questions on your personal account. Please make it your mission to work within your financial responsibility to cover your end of all of our needs. We spend plenty of time making sure things are accurate and properly accounted for. You may have noticed that our goal is no longer personally harping on anyone for money. It is now all automated with trigger points consistent with the bylaws that are there to ensure everyone is up to speed. Through much consultation and deliberative thought, your Board feels this is the best way to serve everyone equally and fairly and is committed to this path.

**Website:** Our website, [PRRHOA.org](http://PRRHOA.org), is robustly maintained and the conduit for everything that you could need or want concerning our HOA. Utilize it whenever possible and leave us feedback via the email links provided.

Our best to you and your family as we begin another new year. Your Board remains active and engaged and ready to serve you. We make a great effort to meet as many of you as we can. While we are sometimes a moving target and engaged in busy and far flung lives, we have a goal to be responsive on any topic within the end of the next day. We welcome your feedback and look forward to continued service on your behalf.

Sincerely,

Jim Garrigan, President ([president@prrhoa.org](mailto:president@prrhoa.org))

Jim Watterson, Vice President ([vicepresident@prrhoa.org](mailto:vicepresident@prrhoa.org))

John Stava, Secretary ([secretary@prrhoa.org](mailto:secretary@prrhoa.org))

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