



Point Richmond Ridge Homeowner's Association

First Quarter 2021 Newsletter

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2020 Annual Meeting and the New Board

Our 2020 Association Annual Meeting was held over Zoom at 4:00 PM on November 7. We had a total of 29 Members in attendance online or represented by proxy. Some items of interest included: approval of the 2021 Budget including a \$100/yr dues increase (now posted on the website) and a discussion of the alternate, remote voting approach this year for new Board members. Votes were counted on November 14 as discussed in the meeting. The new Board met on November 17. Officers selected were: Steve Treese – President, Karen Streeby – Secretary, Bruce Harjehausen – Treasurer, and Polly Brantner – ACC Liaison. The VP position is currently open.

Closing 2020 Financials

As of December 31, 2020, the Association had \$8,408 cash in our checking account. The Reserves account had \$11,339 cash and \$45,495 in a CD. The Reserve balance is consistent with our plan. Since the end of the year, most of the Owners have paid their dues and the checking account has been replenished to cover expenses for the first half of the year.

Amended Bylaws Available

Last year, a committee spent several months reviewing and updating the Bylaws to improve clarity and clean up several other items. The committee consisted of Hal Herzberger, Marc Janes, Walt Hickey, and Steve Treese – with input from several others. After review and some minor changes by the Board, the Bylaws were adopted by the Board on February 10, 2021. The new Bylaws, along with a clarifying resolution for understanding and interpreting the Articles and Covenants, have been posted on the Association website. There were very few actual changes to provisions of the Bylaws. It would be a good idea to look them over some time; especially if you are proposing to make any visible changes on your property (either structures or gardens). The new version has an index and hyperlinks to help you find things of interest quickly.

Covenant and Bylaw Clarifications

There are always questions from Owners about provisions in the Covenants or Bylaws. The Board and the ACC consider these as they arise. We will plan to note more major items here.

- Backyard chickens come up every year around Easter time. In the amended Bylaws we clarified that poultry would be considered livestock and so aren't allowed. If 10% of the Owners were really interested in having chickens, it can be proposed to the Board for discussion.

- Can we prohibit short-term rentals? Short answer is “No”. Since our Covenants do not preclude rentals, we cannot prohibit short-term rentals like Airbnb (state Supreme court decision). Pierce county has specific regulations for them, however. Short-term renters (and Owners) must also comply with the community Covenants and Bylaws, like any other renter.
- Are carports allowed? Short answer is “Yes, but...”. These are specifically mentioned in the Covenants. They would have to comply with the Covenants and Pierce county regulations, especially setbacks for front (35 ft), side (10 ft), and back (10 ft). Per our Covenants, a carport would also have to be approved by the ACC before building it.

Plan for Snowy Weather

We own our roads (the county does not) and so we are all responsible for keeping them in passable condition. The Board discussed how we would approach accumulations of snow and ice on our streets. Some residents have been kind enough to put buckets of salt and sand at problem locations. Please help keep the road safe by scattering the salt and sand if the road is getting slick. We will try to keep the buckets full. Also, please keep the drains near your house clear of snow and ice so the melt water can drain away. We will not plan to plow or clear the streets of snow unless we get an accumulation of about 6 inches and the weather indicates it will stay around several days (i.e. it will stay below freezing – the recent event did not meet this criterion). It costs about \$3,000 each time we remove snow from the street (20 % of the whole expense budget). There is a contingency in the budget for items like this; but we would not want to incur the cost unless it was necessary. In the 20 years this development has been in existence, the streets have only had to be cleared once. Please help with winter snow management where you can.

New HOACS Contract and Services

We have renewed our contract with HOA Community Services, our Association management company. They do our accounting, bill collection, and so on. In the new agreement, they will be increasing to a normal service level for an HOA. The new services include helping us in the bidding services, Covenant violation management, budgeting support, annual meeting preparation, and several other areas. Their services will allow us to administer the HOA more professionally and consistently.

Plan for Updating the Reserves Study for 2021

Our HOA maintenance activities are financed by the Reserve account. We are required to have enough money in that account to ensure we can take care of all the maintenance for a 30-year time frame, without resorting to a special assessment on Owners to cover a shortfall. Our current plan targets an annual \$15,000 contribution to the account. By state regulation, we have to periodically update and renew our Reserve study. We do an update annually to be sure we are on track. Every 3 years, we have to renew the study and review the basis. 2021 is the year to do the renewal. The State of Washington has specific requirements for what has to be included in the study. We plan to update the study internally using our Community resources. Our primary capital items that the study must cover are roads, playground, common areas, and landscaping. We have internal expertise in these areas that we will use. We may ask for some volunteers to help a little later in the year.

Meeting Minutes and Financial Information

Please remember that all of our HOA minutes and our monthly financial reports are posted on the website after they are approved. If you have questions about HOA and Board activities, please check out the website first.

Have a safe winter and help each other. Stay COVID safe, too!

Steve Treese, President, PRRHOA