



Point Richmond Ridge Homeowners Association Second Quarter 2021 Newsletter

Included in this Newsletter:

- Board Meeting Minutes and Financials
- New, Written Policies
- Extending the Protective Covenants
- Special Emphasis Areas
- Upcoming Events

Board Meeting Minutes and Financials

As always, the Board Meeting Minutes for the year are posted on the www.PRRHOA.org website under Meeting Minutes > BOD Meeting Minutes – Current. Our financial reports are also posted under Financial Records on the same site. Our current financial position is consistent with the budget and the variable cash flow an HOA experiences. There have not been any big surprises. As of the end of March we had \$23,982 in our operating account. Our Reserves account had \$11,342 cash and \$45,563 in a CD. Total monies were \$80,887. Three Owners had dues outstanding.

We try to do most announcements and provide information online; but we recognize that not everyone has access. As always, if you don't have online access to the HOA website, please let Steve Treese know at 832-247-5200. He will deliver a copy of the document(s) of interest to you.

New, Written Policies

The Board has established four new policies to create consistency in our HOA procedures and to cover questions that frequently arise:

- Complaints – how to make a complaint about a Covenant or Bylaw violation – it must be written.
- Enforcement and Fines – replaces the old fee structure, defines the step-by-step process for enforcement of Covenants and Bylaws
- Fences – defines responsibilities for fences and fence maintenance based on specific criteria
- Hearings –step-by-step procedure for a hearing when an Owner disagrees with a violation notice

Extending the Protective Covenants

Our Maintenance and Protective Covenants have two parts. The “maintenance” covenant requirement to maintain the common areas, like roads, including use of those common areas, is perpetual. The “protective” covenant sections regarding use, structures, and Owner activities on lots are set to expire on January 13, 2022, with an option to extend them. To maintain the character and property values in our community, the Board would like to extend the protective covenants to be perpetual. To do that, we need the agreement of at least 42 owners in a formal, legal “instrument”. We will be contacting each Owner by mail to get approval for the extension. Owner signatures will have to be notarized. Our lawyer's office will notarize at no charge. Your bank or credit union normally also has free notary services. We will try to make the process as hassle-free as possible.

If we fail to get the 42 signatures recorded by next January, most restrictions on activities and structures on Owner lots would go away. This is a one-time option – if the extension is not approved, it effectively disappears forever. Without the protective covenants, one of the changes we would see is that our community would no longer be limited to single family homes that are “stick built”. We expect most people would still keep their homes maintained; but a slow degradation of the relative community

appearance and relative property values could be expected based on experience in other communities that have lost protective covenants. We are still zoned as "Rural 10", so things would not be completely unregulated. We would still be subject to Washington and Pierce County regulations for issues like barking dogs, sizes of commercial operations (which would be allowed), and setback rules for structures.

You should receive the request for covenant extension by mail in the next month. Please have the form that will be enclosed signed and notarized. Return the completed, notarized form in the envelope that will be enclosed in the mailing by July 1, 2021. Alternatively, you can deliver it to one of the Board members by July 1.

Please call Steve Treese at 852-247-5200 if you have questions. He can also help arranging notary services in our area.

Special Emphasis Areas

Based on what we see in the neighborhood right now, and the advent of Spring:

- **Clean Up After Your Dog!** When out dog walking, pick up your dog's poop and dispose of it in your trash. Don't leave it on other people's yards or dump it in some else's trash bin. By the same token, a lot of people are letting their dogs run in the morning and leave poop on other people's lawns. Please don't do that! Our Bylaws require dogs to be on a leash when off your property and that you clean up after your pets when walking them.
- **Weed Gardens and Gravel, Mow Lawns!** As the weather gets nicer, please keep your yards maintained, as specified in the Covenants and Bylaws. This includes keeping weeds under control and keeping the grass mowed. We will be a little more rigorous in enforcing the requirement to keep your yard looking nice. There are especially many gravel areas along the roads where weeds have taken over. These are making our neighborhood look shabby. Please weed these gravel areas, too. Killing weeds in the gravel areas can be accomplished with a propane weed burner, use of 30% acetic acid solution, water softener salt (careful not to get on other plants), or vegetation killing chemicals as a last resort. You could also remove the rocks and go back with a weed barrier & rock or convert the area to lawn. You might even be able to recruit one of the local teenagers for the task.
- **Keep structures, like fences, in repair!** Also required by the bylaws is the obligation to keep structures such as, fences and outbuildings, in repair. A lot of fences in our community are at the age where they need major repair or replacement. The same is true of roofs (rooves?) – many are near end of life. Unfortunately, re-roofing is expensive, so plan ahead for the cost like we have to do with the Reserves. Again, this is in the Bylaws. Replacement of fences in kind does not require ACC approval; but a big change in design would need to be reviewed by the ACC.

Upcoming Events

We are thinking about having a community picnic again this summer after having to lay off a year. We don't have a schedule yet, but there will be more information to come. Please let a Board member know if you would like to help organize the picnic.

As always, thank you for keeping our community looking nice so that our property values are maintained. This is the legal charge of the HOA Board; but it is everyone's responsibility.



Steve Treese
President
PRR HOA Board of Directors