



Point Richmond Ridge Homeowners Association Second Quarter 2022 Newsletter

Included in this Newsletter:

- Board Meeting Minutes and Financials
- Covenant and Bylaws Reminders
- Summer Potluck Planning
- New Residents

Board Meeting Minutes and Financials

The Board Meeting Minutes are always 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. Sometimes the postings lag behind; but we will get them there.

In Board highlights:

- Landscaping maintenance for the playground gardens and paths and for the “helipad” park is planned for this year. We are getting updated bids. A county survey of the storm basins did not indicate any required cleaning at this time.
- As of the end of April, our financial position showed \$30,776 in the operating account and \$55,717 in reserves (\$9,903 money market and \$45,814 CD).
- We will be addressing a drainage problem on 13th Ave NW where a natural spring is contributing to road damage. A simple fix is being pursued.
- Acceptable reasons for waivers of late fees and fines were discussed. A letter is being sent to all Owners clarifying the expectations for payment of dues, late fees, and fines for Covenant or Bylaw violations.

Covenant and Bylaws Reminders

Our homes are reaching the age where some major renovations will likely be taking place, along with other ongoing improvements. A lot of the work may require a dumpster or trash bin for construction debris. These fall under the rubbish and trash accumulation category in our Bylaws. The containers should not be located on HOA property, specifically not on the road. If they are located wholly on an Owner’s property, they can be acceptable, but request a variance for a limited time during the construction. Similarly, “Porta-Potties” need to be kept entirely on the Owner’s property and only for the limited period of construction.

Some Owners have been installing solar panels. Please note that these require ACC review, so a new construction form should be submitted. State regulations require us to allow installation; but also permit the HOA to review and accept the appearance of the specific installation. We expect to make reasonable accommodations for these installations. Roof installations are probably fine. We would have to think about other types of installations and their impact on the community appearance.

We get an endless stream of complaints about dogs in our neighborhood. There are three specific causes of complaints about dogs and these are covered in the Covenants (10c) and Bylaws (7.4):

1. Dogs not on a leash when outside their yard. Dogs are required to be on a leash when outside the enclosed yard. The Board has interpreted this to mean when the dog is not on the Owner's lot.
2. Dog feces being left on other people's yards. The Bylaws require feces to be picked up by the dog's owner and properly disposed of – not left on their neighbor's yard.
3. Aggressive action by a dog – attacking other dogs or people. This is covered in the Bylaws and by Pierce County regulation. Keep your animal under control, especially when walking in the neighborhood.

Please look over the Covenants and Bylaws, especially sections 8, 9, and 10 of the Covenants and section 7 of the Bylaws. Violations that are not addressed can result in fines. Compared to most neighborhoods, we have few restrictions, and they are pretty easy to comply with. If you are in doubt, ask the Board or ACC members.

Summer Potluck Planning

The popular summer potluck is planned for the afternoon of Saturday, August 6. Karen Streeby will again be organizing it. She can use some help if anyone is willing to volunteer. This is a significant undertaking.

New Residents

We have several new residents this year. Please drop by and introduce yourself to help them feel comfortable in their new community.

Best regards,



Steve Treese
President
PRR HOA Board of Directors