



Point Richmond Ridge Homeowners Association

Third Quarter 2021 Newsletter

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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. Our current financial position is consistent with the budget and the variable cash flow an HOA experiences. We are planning to spend money on needed road repairs and landscaping for some common areas during the third and fourth quarters. As of the end of July we had \$35,524 in our operating account. Our Reserves account had \$11,346 cash and \$45,654 in a CD. Total monies were \$92,524. Fifteen (15) Owners had dues outstanding from the mid-year billing.

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.

Upcoming Board Elections

It is the time of year where we need to elect new Board members. There are two open positions coming up. The notice of the slate of candidates so far and an opportunity to nominate additional candidates is enclosed with this mailing. If you are interested, please provide your information as described in the notice. Voting this year will be by mail following the procedure in the Bylaws. In this procedure, we do not take nominations at the Annual Meeting; all nominations must be received before October 14. Ballots will be mailed about October 19 along with the Annual Meeting announcement. You must return your votes before the Annual Meeting to be counted. The election results will be announced at the meeting in November.

Annual Meeting Plans

Our PRRHOA Annual Meeting is scheduled for Saturday, November 13, at 3:00 PM. You will receive a formal announcement this fall. Once again, the meeting will be held online using Zoom because meeting rooms are not yet available in Gig Harbor for the foreseeable future. The Zoom meeting links will be provided to all those interested in attending and for whom we have email addresses. We will also collect proxies for those unable to attend. **If you want to be included in the Zoom link distribution, please email your contact information to Steve Treese at president@prrhoa.org.** We already have several email addresses, but not everyone's by far. This year, we will be following the quorum requirements defined in the Articles of Incorporation and the Bylaws, which require representation by at least 10% of the membership – of course, we hope for better.

Extending the Protective Covenants

The extension of our "Protective Covenants" reached the required 42 signatures on August 9 and is thus approved. This amendment of the Covenants has been recorded with Pierce County. The result of this approval is that there will be no real changes in activities with respect to the HOA's ability to enforce Protective Covenants going forward.

About Enforcing Covenants

The HOA is obligated to maintain our property values by enforcing the Covenants and Bylaws. Our focus is on maintaining good "curb appeal". We try to be reasonable and flexible in enforcement of the provisions; but you may still get a letter about a covenant violation occasionally (like a lot of weeds). Don't freak out over a violation notice. Please address the item identified in the notice or work with the ACC on a resolution. If the issue isn't clear, ask an ACC or Board member. The worst you can do is do nothing – that can lead to fines and liens. Communicate with the ACC and Board. All the contact information is on the prrhoa.org website and on the violation notice. If you want to influence how we enforce the covenants, join the ACC or become a Board member. Enforcement is based on consensus among the ACC and Board.

Community Potluck

Our community potluck was held on July 24th. We had a nice turnout. Special thanks are in order to Karen Streeby for organizing it, Tom McKee for grilling, Hal Herzberger for bringing the beer, and Jose Lopez for all the ice. Everyone seemed to have a good time!

Road Repairs Coming

Our single largest and most expensive assets are the roads. These consume the vast majority of our dues and our Reserves. In September we will be repairing several deteriorated areas in the roads and sealing the cracks to prevent further freeze damage. You have probably noticed the areas that have been marked on the road. There will be some short periods where parts of the roads may be closed during the repairs. Please be patient. The repairs are not expected to take more than a couple of days.



Steve Treese
President
PRR HOA Board of Directors