



Point Richmond Ridge Homeowners Association

Third Quarter 2022 Newsletter

Included in this Newsletter:

- Board Meeting Minutes and Financials
- Annual Meeting Saturday, November 12
- Complaints About Dogs
- HOA Landscape Maintenance
- Annual BBQ and Potluck Successful
- New Residents
- Where Do My HOA Dues Go?
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Important PRR Contacts

Website	http://www.prrhoa.org	Covenants, Bylaws, Policies, Financials, Meeting Minutes, Forms, Contacts
Request for Construction	http://www.prrhoa.org/assocs_docs/prrhoa_construction.pdf	Submit plans for structures, fences, etc.
Complaints & Questions	boardofdirectors@prrhoa.org	Follow complaint policy on prrhoa.org website
HOACS	https://www.hoacommunitysolutions.com/	Mention our HOA in your contact.

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 has been completed for the year.
- As of the end of July, our financial position showed \$43,630 in the operating account and \$50,155 in reserves (\$4,289 money market and \$45,866 CD).
- Elections of new Directors are not necessary and have been waived by the Board this year. All current Board members are either in their first or second year of their 3-year terms. This situation has developed because multiple resignations of past Directors have confused the succession plan. We will plan to re-establish the election sequence next year.

Annual Meeting Saturday, November 12

Our HOA’s Annual Meeting is planned for Saturday, November 5, at 1:00 PM. We are hoping to hold the meeting at the Gig Harbor Library again. If the library meeting room is not available, we may end up with a virtual meeting over Zoom again this year. The official annual meeting announcement will be mailed to you along with the 2023 Budget the Board adopts and the Reserves update around the first of October.

Complaints About Dogs

There are endless complaints about dogs in our neighborhood. Dogs are covered in the Covenants (10c) and Bylaws (7.4). A separate letter that accompanies this Newsletter provides specific instructions for what to do about different situations involving dogs. Some reminders are:

1. Keep your dog on a leash when outside your property in our neighborhood.
2. Pick up your dog’s poop and properly disposed of it in your own trash.
3. Keep your dog under control. Attacks are to be reported to the Sheriff.
4. Manage your dog’s barking. Pierce County Animal Control may become involved.

We will be citing and fining owners in line with the stated HOA policies when we can identify the sources of problems. Please remember that avenues open to the HOA are relatively slow in resolving problems.

HOA Landscape Maintenance

A letter to all Owners about HOA landscape maintenance is included in this Newsletter mailing. The letter transmits the newly adopted HOA policy for management and maintenance of the Open Spaces, Erosion and Landslide Hazard Zones, and the Parks. Please read it. There are two points to highlight separately:

- If your property borders an Open Space, you are permitted and expected to trim blackberries away from your property line. The cost for the HOA to do this along our 1.87 miles of borders would be prohibitive.
- Owners are not authorized to direct the landscapers in their duties. If you have a complaint, you can contact the ACC Liaison or the Board.

Annual BBQ and Potluck Successful

Our annual barbeque and potluck was held August 6th at the playground. We had about 40-50 people attending. It was a great success, with Tom McKee on the grill and beer, Karen Streeby organizing, Jose Lopez providing the ice, and many others contributing dishes, chairs, tables, and other items. Thank you to everyone for helping make the BBQ/Potluck a success. We are looking forward to next year.

New Residents

We have a few more new residents since the last Newsletter. We met some of them at the Potluck. If you have not met your new neighbors, please drop by and introduce yourself to help them feel comfortable in their new community.

Where Do My HOA Dues Go?

Every year we get questions about where the HOA dues go. Usually this accompanies a complaint. A couple of years ago, we went over this in an annual meeting, but it may be worth a reminder.

The dues in 2022 go to these activities:

- 70% to maintenance of HOA properties, mostly roads and landscaping
- 20% to administrative expenses, including enforcing violations
- 9% to taxes, insurance, and other costs
- 1% to legal costs

Mostly, you are paying dues for maintenance of the HOA properties. Almost everything else is just supporting the maintenance or required for a corporation like ours.

Please Provide Your eMail

The HOA Board is trying to ensure that timely information and communications get to the HOA members. If we don't already have it, please provide your name and eMail address to the Board. You can send it to president@prrhoa.org. Thank you.

Best regards,



Steve Treese

President

PRR HOA Board of Directors

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