



Point Richmond Ridge Homeowners Association First Quarter 2023 Newsletter

Included in this Newsletter:

- Board Meeting Minutes and Financials
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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 posted under Financial Records on the same site. Sometimes the postings lag behind; but they get there.

In Board highlights:

- As of the end of January, our financial position showed \$20,751 in the operating account and \$80,876 in reserves (\$34,800 money market and \$46,076 CD). As planned we moved unused \$15,500 from the Operating Account to Reserves in January.
- Road surface sealing and a few repairs are planned for 2023, which is budgeted at \$67,700. We are going to have a review of our road conditions in March to verify the need and extent of this work before bidding. This will consume a large chunk of the reserves. We will need to rebuild them over the next few years. This is normal fluctuation.
- The Board has been made aware of a bill in the legislature [HB-1569 (2023)] which would include HOAs under the Consumer Protection Act. This seems to be a response to irresponsible actions by some Boards. Board members have individually opposed the bill. There were over 700 comments made to the House, with over 90% opposing the bill. If enacted as written, there is concern that it could result in forced public disclosure of Owner's private information, open the HOA to triple damages if there was ever a lawsuit we lost, make Board members individually liable for any awards, and possibly invalidate parts of our liability insurance. Our HOA is already heavily regulated by the State. It is not felt that this additional layer of regulation is necessary. It appears the bill has not advanced at this point anyway; but we will continue to monitor the situation.

Board Elections for 2023

This year, we have two Director positions coming up for election. We would like to hear from anyone interested in helping run the HOA. Please contact any current Board member if you are interested. We can discuss what is involved. Please consider taking on this important role.

Dues and Dogs

The usual hassles continue with dues and dogs:

- Your semi-annual dues are due on January 1 and July 1. They need to be received before the end of January or July, respectively. If they are not received within 30 days of the due date, a late fee of \$25 is applied. We are very reluctant to give any relief on this obligation. If you are set up for paperless billing, you need to be watching for the bill as the dues date approaches. Similarly, if you have autopay, be sure the payment is processed. Some people have been caught in the "paperless" trap. If you get a paper bill, the bills are mailed out on or before the 20th of the previous month – if you don't get it within a couple of weeks, contact HOACS.
- Reports of issues with dogs continue to come to the Board. Please refer to the "Pet and Landscapes" policy under "Documents", "Association Policies", on our website: prrhoa.org. Note that the Board will not get involved in interpersonal disagreements caused by dogs. These are not within our HOA scope of control. We expect people to act as good, responsible, and civil neighbors. Treat your neighbors with respect.

A Mossy Reminder

Our Bylaws require Owners to maintain the appearance of their homes. Part of this maintenance is removing discoloration or accumulation of moss on siding and roofs. In addition to looking unsightly, the moss degrades the siding and shingles, shortening the life of these building materials. The HOA does occasionally have to cite someone for excessive moss growth. Growth on siding is easily managed with power washing and/or using house cleaner. Growth on the roof is managed by treating the roof ahead of time. Be careful about power washing a roof, as this can also shorten its life.

Community Security

We continue to hear reports of cars being broken into and other crimes against property in our community. These are not common problems but seem to go in streaks. Please ensure you don't leave tempting items in your vehicles and that you keep things secured. Keep an eye out for suspicious activities in the neighborhood for everyone's benefit – see something, say something. Remember that any significant crime should be reported to the Sheriff's Department [(253) 287-4455].

Best regards,

Steve Treese, President, PRR HOA Board of Directors, C: 832-247-5200

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.