



# Point Richmond Ridge Homeowners Association Second Quarter 2023 Newsletter

## Included in this Newsletter:

- Board Meeting Minutes and Financials
- Road Maintenance for 2023
- Board Elections for 2023
- Revised Fence Maintenance Policy
- Annual Picnic Planning
- Taking Care of Your Neighbors
- Ideas for Use of Tract D “Helipad”

## Important PRR Contacts

Website	<a href="http://www.prrhoa.org">http://www.prrhoa.org</a>	Covenants, Bylaws, Policies, Financials, Meeting Minutes, Forms, Contacts
Request for Construction	<a href="http://www.prrhoa.org/ass_oc_docs/prrho_constructi_on.pdf">http://www.prrhoa.org/ass_oc_docs/prrho_constructi_on.pdf</a>	Submit plans for structures, fences, etc.
Complaints & Questions	boardofdirectors@prrhoa.org	Follow complaint policy on prrhoa.org website
HOACS	<a href="https://www.hoacommunitysolutions.com/">https://www.hoacommunitysolutions.com/</a>	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 posted under Financial Records on the same site. Sometimes the postings lag a little; but they will get there.

In Board highlights:

- As of the end of April, our financial position showed \$21,811 in the operating account and \$80,955 in reserves (all in a money market account).
- The legislative bill [HB-1569 (2023)] that would have included HOAs under the Consumer Protection Act died in committee.
- A fence maintenance responsibility issue prompted deeper research by HOACS. There are specific state regulations defining who is responsible for fences. Based on the regulations, the PRRHOA policy for fences has been revised to conform with the regulations. See the article below.
- Signs have been installed at our entrances indicating these are private roads and unauthorized heavy vehicles are not permitted. There is an historical problem with heavy haul trucks using our streets for drop-offs and turnarounds. Purdy Topsoil and Gravel was contacted specifically and has agreed to avoid our area. If you see a heavy haul truck on our streets, please get the phone number and company of the hauler to a Board member.
- A “Point Richmond Ridge” sign was also installed at the north entrance, which has never had a monument.
- Our contract with Thornhill for landscaping maintenance has been renewed. As expected, the price is higher for the same scope of work; but they had previously kept the same price for the past 10 years. The work had been compromised some to stay within the old price. Our budget anticipated this.

## Road Maintenance for 2023

This year we are planning to do selected street repairs and crack sealing again. You may have noticed the areas marked for repair. Review of the condition of our road sealcoating indicated it could wait another year. We are currently developing bids for the repair work, with the intent to do the work over the summer. Some spots on the roads will be “coned-off” while the work is done.

## 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. We have one candidate already confirmed and need at least one more.

## Revised Fence Maintenance Policy

There are state regulations governing ownership and responsibility for enclosed fences (RCW 16.60.020, 030, and 050). Our previous policy placed the responsibility for maintenance on the Owner of the property for which the fence was built. State regulations say that if the fence was built by one owner and then becomes part of the enclosure around another property, maintenance is a joint responsibility of both Owners. As a result, we will enforce the maintenance bylaw only for fences facing the streets or facing the common areas. For fences between properties, the two Owners need to negotiate the shared responsibility.

## Annual Picnic Planning

Planning has started for the annual picnic. This is always a great chance to get to know some of the neighbors you normally do not see! From the Facebook poll, it looks like the picnic will likely be held the weekend of August 12-13. Please keep an eye on the Facebook page for more details and the final date. We will put a flyer out, also. We especially need help with canopies this year – got a little hot last year!

## Taking Care of Your Neighbors

We would like to encourage people to keep an eye out for their neighbor’s safety and security. For instance, if you see someone’s garage door has been open for a long time, check on them to be sure they are alright. They may not know the door is open or they might have a medical emergency. Or if you see someone’s car being broken into, call 911. We need to take care of each other. It is a decent thing to do and may prevent a tragedy.

## Ideas for Use of the Tract D “Helipad”

The Board has been thinking about things we might be able to do with our landscaped Tract D “Helipad.” Under county regulations, we cannot put any permanent buildings on the site and there is no water or electrical service. However, we can use the tract for recreational purposes. Low-cost, low-impact ideas that have been proposed include Frisbee golf mini-course, stone path labyrinth, horseshoes, or a large chess/checkers board. Please feel free to float your idea or reinforce one of the other ideas to a Board member.

Best regards,

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