



Point Richmond Ridge Homeowners Association

Third Quarter 2023 Newsletter

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.

Included in this Newsletter:

- Board Meeting Minutes and Financials
- Annual Meeting Planned for November 18
- Board Elections for 2023
- Clarification of Fence Maintenance Policy
- Annual Picnic Successful

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 July, our financial position showed \$34,700 in the operating account and \$63,382 in reserves (all in a money market account).
- Our planned road maintenance for 2023 has been completed. This cost about \$42,000. The quality of the work was better than past repairs. We are evaluating what road maintenance will be needed next year and a planned playground bark renewal. With the increased costs for road maintenance, we expect to raise the annual dues from \$500 to \$700 to keep the Reserves account whole. This is driven by the need to seal the road in the next couple of years. The cost for sealing is currently estimated at \$53,000. The costs of road maintenance continue to rise faster than general inflation and we have difficulty getting more than one bidder for the work. Our HOA's work is an awkward size for most companies.
- We are working on the Operating and Reserves Budgets for 2024. These will be sent to you with the Annual Meeting announcement in October.

Annual Meeting Planned for November 18 November 11

The annual meeting is scheduled for November 18 11 at 1:00 PM in the theater at Harbor Place at Cottesmore, 1016 29th St NW Olallah Landing on Crescent Valley Drive. This is an assisted living facility that offers their meeting rooms to non-profits. The official announcement will be made in October.

Board Elections for 2023

At this point, we have two candidates for the two Board positions coming up this Fall. Bruce Harjehausen has agreed to run again and Tom Huffman has also agreed to run. Karen Streeby will be retiring, with our thanks, after over 4 years of service. Please look for more information on the election in the near future. You are being provided with a formal notice of the candidates with this Newsletter and can volunteer to also run (in writing) if you wish.

Clarification of Fence Maintenance Policy

There have been several comments and questions regarding the published Fence Maintenance Policy. For clarification, the Board has decided that we will only enforce Maintenance of fences that affect curb appeal, i.e., those that face the street or the open spaces. It is the responsibility of neighbors to work out maintenance of fences between properties in their back yards. The Board will NOT be the referee for disagreements on fence maintenance between neighbors.

Annual Picnic Success

We had a great picnic at the Playground area on August 12. We had about 40 people attending. Thank you to everyone who participated. Special thanks to Karen Streeby for planning and Tom McKee for grilling. Lots of good conversations!



Best regards,

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