



# Point Richmond Ridge Homeowners Association

## Fourth Quarter 2023 Newsletter

### Included in this Newsletter:

- Board Meeting Minutes and Financials
- Annual Meeting Report
- Retiring Board Member Karen Streeby
- Keeping Drains Clear

### Board Meeting Minutes and Financials

The Board Meeting Minutes are always posted on the [www.PRRHOA.org](http://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.

### 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/assocs_docs/prrhoa_construction.pdf">http://www.prrhoa.org/assocs_docs/prrhoa_construction.pdf</a>	Submit plans for structures, fences, etc.
Complaints & Questions	<a href="mailto:boardofdirectors@prrhoa.org">boardofdirectors@prrhoa.org</a>	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.

In Board highlights:

- As of the end of October, our financial position showed \$34,038 in the operating account and \$38,577 in reserves (all in a money market account).
- Our primary expense from the Reserves for 2024 will be sealcoating the roads. We will also be renewing the playground wood chips. These are planned expenses.
- We have arrangements in place for snow removal, if necessary; but we would not be first in line for removal, so it may take some time. We will make a decision on whether removal will be done based on the amount of snow and expected time before it will melt.
- The dues for 2024 will be increased to \$600 per year (in two payments of \$300 due on January 1 and July 1, respectively). The Board had originally approved an increase from \$500 to \$700 per year; but, after some feedback, we decided to look harder at the expenses, especially the Reserves, and were able to reduce the planned dues to \$600 per year. However, we will need to increase the dues again every couple of years to avoid running out of money in the Reserves. This was discussed extensively at the Annual Meeting.
- From the election of Directors this fall, Bruce Harjehausen will be continuing as a Director. We will be joined by Tom Huffman as a new Director. At the first meeting of 2024, the Directors will allocate officer roles (President, Vice President, Secretary, Treasurer, and ACC Liaison). We will announce the roles in January. Karen Streeby will be retiring from the Board – see below.
- We have had a lot of trouble achieving timely delivery of first-class mail to our Owners lately. Our HOA is not the only one having this problem. We will be trying to pull mailings forward a few weeks to ensure timely delivery. Our management company, HOACS, is also looking into actions they may be able to take to expedite delivery.

### Annual Meeting Report

The annual meeting was held at Olalla Bay Landing on November 11. There were 27 Owners represented in person or by proxy. In the meeting we approved the 2022 Annual Meeting Minutes and the election results were reported. There was also an open discussion of the budgets and proposed dues increase. The 2024 Budget was adopted as amended by the Board. The meeting minutes will be available at [PRRHOA.org](http://PRRHOA.org) in January or you can request a hard copy by contacting any Board member.

### Retiring Board Member Karen Streeby

We would like to thank Karen Streeby for her service as a Director and Secretary the past, roughly, 5 years. She has done a great job. Karen has agreed to continue organizing the annual potluck/picnic for a while. Thank you for your service, Karen!

### Keeping Drains Clear

As we get into winter, please help keep our storm drains along the roads clear of leaves, ice, and snow. Water is going to go somewhere and if the drains are plugged with leaves and ice, it just runs on down the hill to the next drain. Plugged storm drains have resulted in our neighbors' yards or driveways at the bottoms of the hills being flooded. This is easily prevented. Thank you for helping. Also, there are salt buckets at strategic locations where roads get slick. Please let us know if the salt runs out.

**We wish you a Happy Holiday Season!**

Best regards,

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