



Point Richmond Ridge Homeowners Association

First Quarter 2024 Newsletter

Included in this Newsletter:

- Board Meeting Minutes and Financials
- Reminders for Covenant and Bylaw Compliance
- Board of Directors Meeting Schedule
- Playground Issue Caution

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.

Important PRR Contacts

Website	http://www.prrhoa.org	Covenants, Bylaws, Policies, Financials, Meeting Minutes, Forms, Contacts
Request for Construction	http://www.prrhoa.org/ass-oc_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.

In Board highlights:

- As of the end of February, our financial position showed \$32,513 in the operating account and \$53,714 in reserves (all in a money market account).
- Our primary expense from the Reserves for 2024 will be sealcoating the roads. We have already renewed the playground wood chips at a significant cost savings thanks to Tom McKee's efforts. The cost for the playground chips was about \$600 plus some free labor versus a budget of \$2,719.
- Trees have been trimmed in the Tract D "Helipad" area. This was charged to the operating budget and had been planned.
- Pierce County surveyed our catch basins and identified seven that need to be cleaned out. This work will be done after sealcoating of the roads is completed – probably this summer.
- Tom Huffman has taken on the role of Secretary, while the other Directors remain in their previous roles.
- Sealcoating of the roads will require closures or restrictions on access for about a day in each area. This will likely be during the summer. The plan is to notify residents in plenty of time and to close off only one side of each road at a time. Most of us have been through this before. We will try to make it as painless as possible. Note that regular sealcoating and repairs extend the life of our roads by years. The alternative is replacement at a large cost and a lot more inconvenience when the roads would have to be torn up for several days.

Reminders of Covenant and Bylaw Compliance

Please remember that there are covenants and bylaws that define limits on what you can do on your lot. The restrictions are fairly lenient; but these are set to maintain the appearance and property values in the Association. Recent violations for which we have had to remind residents include:

- Allowing excessive growth of moss on the roof of the house. (Bylaw 7.9.11)
- Leaving disabled vehicles parked on the property. (Covenant 10c)
- Unsanitary yard maintenance. (Covenant 10a, Bylaw 7.9.3 and 7.9.5)

Owners can be cited and fined for these violations. There is a progressive sequence used for enforcement. This is defined in the Enforcement Policy posted on the [PRRHOA.org](http://www.PRRHOA.org) website. In most cases, a reminder has been all that was needed to get an issue resolved.

As we get into spring, especially pay attention to yard maintenance. Please keep weeds under control and don't let your grass get too high. We focus primarily on the parts of your yard visible from the street.

Board of Directors Meeting Schedule Notification

The Board of Directors for PRR generally meets monthly on the 3rd Wednesday of each month at 6:00 PM in the home of one of the Directors (usually Steve Treese). Attendance at these meetings is open to all Owners; however, participation in the actual discussion is by invitation only. If we know someone will be attending and wants to discuss an issue, the Board will provide an agenda item to hear the Owner's concern. The meeting schedule has to be adjusted sometimes due to availability of the Directors and we generally do not meet in December. If you want to attend, please contact the President, Steve Treese (streese2560@gmail.com, 832-247-5200).

Playground Issue Caution

Recently, our gardeners found a couple of syringes near the back of the playground area. This is the first time we've heard of this problem in the roughly 16 years since the playground was built. If your kids are using the playground, please be sure to accompany them and let the Board know if you see any more drug use items. Do not move the items. We have increased monitoring and will involve the Sheriff if anyone is seen using drugs in the playground.

Also, we are getting into the time of year when wasps and hornets will try to make their nests in some of the playground equipment. Watch out for these and let us know if you see any wasps or hornets hanging around.

Have a great Spring!

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