



Point Richmond Ridge Homeowners Association Second Quarter 2024 Newsletter

Included in this Newsletter:

- Board Meeting Minutes and Financials
- A Few Bylaws Reminders
- First Call for Board of Directors Candidates
- Summer PRR Potluck and Barbeque

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/assocs_docs/prrho_constructon.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 April, our financial position showed \$29,245 in the operating account and \$53,226 in reserves (all in a money market account).
- We are working on arrangements for sealcoating the roads this summer. Sealcoating will take almost all of the reserves. It will require closures or restrictions on access for about a day in each area. We will be providing adequate notice to everyone when your section(s) of road are scheduled for coating along with instructions. The entire sealcoating process will take about 6 days.
- For due diligence, we are looking at having an arborist survey our buffer and green belt areas for trees that may need attention. A few trees have fallen recently, prompting concerns. This is something we have to undertake every few years to show appropriate diligence and for liability protection.
- Our HOA is subject to the new Corporate Transparency Act provisions which will be requiring Board members to provide identification information to the Federal Financial Crimes Enforcement Network (FinCEN). This is being required in a crackdown on financial support of terrorism. The fines that can result from failure to comply for even a few days could bankrupt the HOA. We are lobbying against the requirement on such a small corporation as ours, but it is unlikely we will be successful. Maintaining compliance with the requirements will add about \$250 per year to our expense budget.

A Few Bylaws Reminders

- There are a few home maintenance reminders:
 - We are well into the growing season for our lawns and gardens and, unfortunately, our weeds. Please keep your gardens and gravel weeded so that our homes maintain good curb appeal. This is a requirement in our Bylaws (7.9.5).
 - Similarly, keep mold, mildew, and other discoloring growths off your house, roof, fences, and other structures – especially those visible from the street. This is in Bylaws section 7.9.11.
 - We prefer that you keep your grass watered; but it is no longer required in the Bylaws considering our persistent drought conditions and the elevated cost of water.
- Remember that management of animals is addressed in Bylaws section 7.4 and the policy on the HOA website. The two main points to remember are:
 - Dogs are supposed to be in an enclosed yard or on a leash accompanied by the owner if they are outside the enclosure.
 - Owners are required to pick up their dog's poop and dispose of it at home if they are out walking their dog.
- We notice that a lot of people are not bringing their trash bins in after pickup day lately. Bylaws 7.9.4 requires Owners to bring in their bins in after pickup and to make a reasonable effort to keep them out of view from the road. We expect they will be out the day before trash day; but bring them in as soon as possible the next day. This is citable under the Bylaws, but we mostly just want people to make the effort.

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 website. In most cases, a reminder has been all that was needed to get an issue resolved.

Occasionally an Owner may have financial problems that make it difficult to meet the financial or maintenance obligations of our HOA. While meeting the responsibilities of an Owner in our development is expected, we can talk about what accommodations can be made to meet these obligations. We would rather do that than file for a lien or initiate foreclosure.

First Call for Board of Directors Candidates

It is time to think about candidates for our annual Board of Director positions. There are three director positions up for election this year. There will be open spots as some Directors will not be running for reelection. If you would like to contribute positively to our community, please let me or one of the other current Board members know. We can provide information about what is involved.

Summer PRR Potluck and Barbeque

Be on the lookout for the announcement of our Point Richmond Ridge annual Potluck and Barbeque timing. We have not yet set a date, but it will likely be in August as in the past couple of years. More on this soon!

Have a great Spring!

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