



Point Richmond Ridge Homeowners Association

13607 12th Ave NW, Box 12
Gig Harbor, WA 98332

29 Aug 2022

RE: Dog Problems, Landscaping Policy

Dear Homeowner,

Two types of issues repeatedly arise in complaints within our community: problems with dogs and complaints about landscaping. I want to clearly address these issues and define the policies and practices that relate to them.

Dog Problems

Aside from weeds, most complaints we get are about dogs. Our HOA governing documents define the expectations regarding animals in the community. There are published policies for making and addressing complaints. Some issues may not be clear to residents, so I will clarify how to handle different types of dog problems here. There is a flow sheet attached covering the same information in more detail for those who prefer that approach.

1. Start by talking to your neighbor and try to resolve the problem. Make a serious effort to resolve the issue without being confrontational. Shouting matches do not resolve problems.
2. If you can't work it out with your neighbor:
 - a. For continuous barking at all hours of the day or night, contact Pierce County Animal Control. Documentation and concurrence of 3 neighbors will be required. Animal Control can resolve the issue faster than the HOA can.
 - b. If a dog attacks a person or another pet outside the Owner's yard, call the Pierce County Sheriff. This type of behavior must be addressed immediately. Actions an HOA is allowed to take cannot address this issue.
 - c. If a dog is consistently off leash, outside the owner's property, leaves poop on neighbors' yards, frequently barks, etc., document the problem. For barking, we need 3 of your neighbors to concur, just like the county. File a complaint with the HOA following the Complaint Policy. Complaints must be in writing, verifiable, and against the correct Owner. Other violations may be involved, such as a fence in bad repair which may be cited as a violation also. Note that the policy for violations will require time to work, depending on the dog's owner's response it can require several months. Don't expect immediate relief.

HOA Property Landscaping Policy

Questions and complaints about the landscaping of our HOA properties frequently arise. To establish consistency in managing the HOA-owned properties, other than the roads, the Board has defined the attached Policy for Management and Maintenance of Open Spaces, Parks, and Landscape & Erosion Hazard Zones. This includes all the designated areas on the community plat map. Pierce County defines what we can do in each type of area, in addition to the limits defined on the maps. In spite of the terms people use, there is actually nothing called a "greenbelt" or "open area" or "common area". Specific items to note in the policy:

1. Open Spaces, Hazard Zones, and the Tract E Park shall be maintained as wild areas with minimal landscaping.

- a. Trees that fall or are at risk of falling out of these areas will be cut back to the area boundaries. Cuttings will be distributed within the area the tree was originally located.
 - b. Undergrowth, bushes, etc. will not be trimmed.
 - c. Owners are permitted and expected to trim plants that grow out of the areas into their property up to 3 feet from their property line. This includes blackberries. Cuttings should be placed back in the area for composting.
 - d. Hiking and trails are allowed in these areas, but no dumping, structures, cultivation, or removal of vegetation is allowed.
2. Landscaping standards for the HOA properties are determined by the Board. The landscaping contract defines the specific areas and scope for routine HOA landscaping. Residents are not authorized to direct the work of the landscapers.

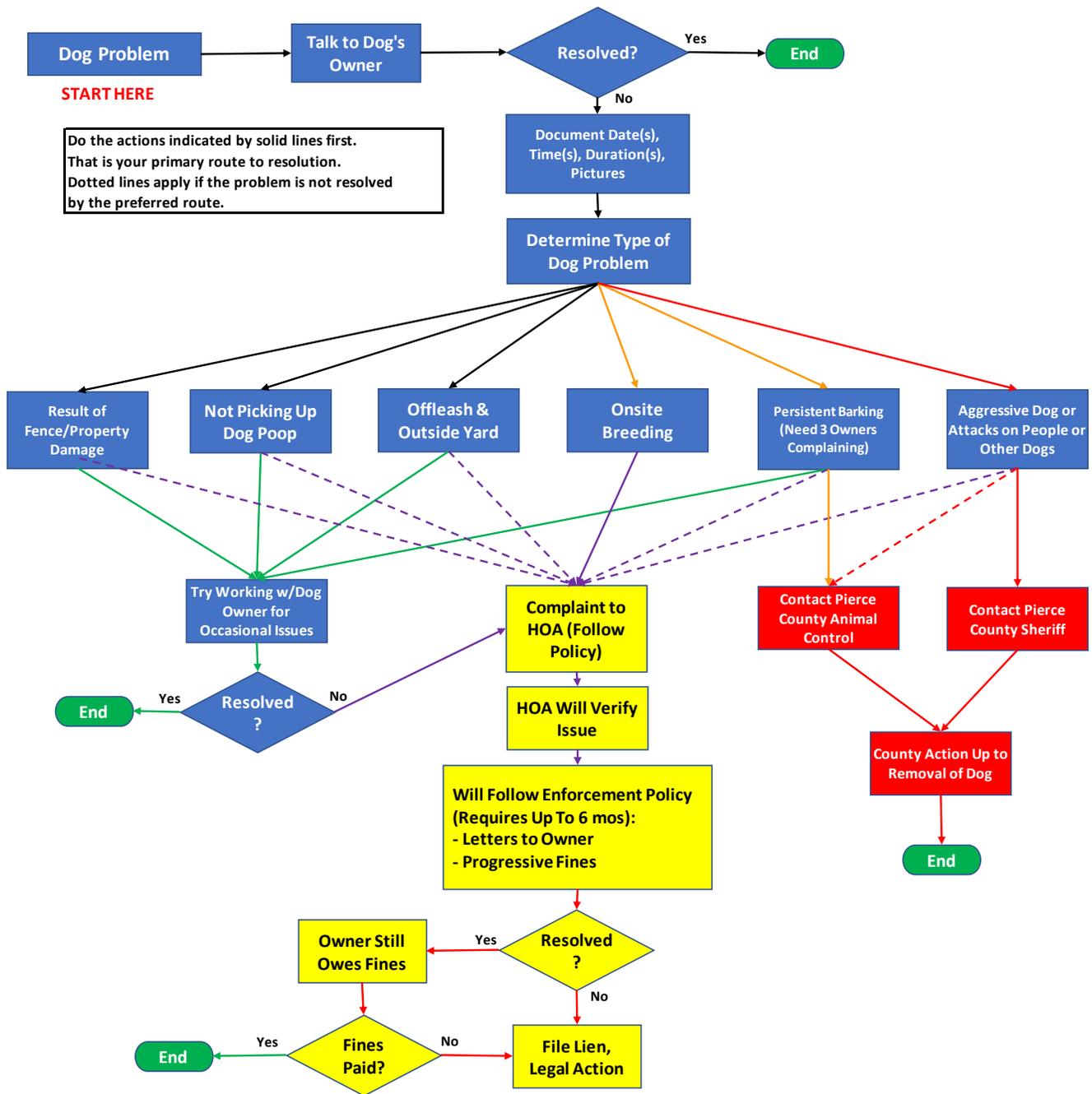
As an Owner, please understand that our community is not like a condominium association or an apartment complex. We are all responsible for maintaining the 8.2 acres of HOA land, 1.2 miles (3.9 acres) of HOA roads, and 1.87 miles of HOA Open Space and Park borders with properties. The City of Gig Harbor and Pierce County are not involved in any of our maintenance, especially our roads. If someone wants the HOA to add to the scope of that maintenance, then everyone will end up paying for it, usually through higher dues. The Board has to balance all the conflicting wants and needs while maintaining reasonable dues.

Best regards,

A handwritten signature in black ink that reads "Steve". The signature is written in a cursive style and is positioned above the typed name and title.

Steve Treese
President, PRR HOA Board of Directors

Point Richmond Ridge HOA Flowsheet for Owner to Follow In Reporting Dog Problems



Notes for Owners:

1. Talk to the dog's owner first and try to resolve the issue before involving others.
2. Document date(s), time(s), duration(s), take pictures.
3. The HOA must be able to verify the violation.
4. The solid lines above should be the first action, do not automatically pull in the HOA or County.
5. For barking dogs, the HOA and County both require 3 people complaining and documenting the noise.
6. The HOA violation enforcement process can take up to 6 months before a lien. Pierce County can address some issues faster than the HOA.
7. The HOA does not have police powers - i.e., HOA cannot enforce removal of a dog. HOA can only levy fines or file liens.
8. If a dog attacks a person or another dog outside their yard, the matter should be referred immediately to the Sheriff or Animal Control. It is no longer just an HOA problem.

9. Contact Numbers:

Pierce County Animal Control: 253-798-7387
 Pierce County Sheriff: 253-798-7530



PRRHOA

www.prrhoa.org

POLICY FOR MANAGEMENT AND
MAINTENANCE OF OPEN SPACES,
PARKS, AND LANDSLIDE & EROSION
HAZARD ZONES

Point Richmond Ridge Homeowners Association

c/o HOA Community Solutions
P.O. Box 364
Gig Harbor, WA 98335
info@hoacommunitysolutions.com

This policy defines the Point Richmond Ridge Homeowners Association (PRRHOA) position and expectations for management and maintenance of the Open Areas, Erosion/Slide Hazard Zones, and Parks within the community. Management of the Open Areas and Landslide & Erosion Hazard Zones must specifically comply with the Pierce County Gig Harbor Peninsula Development Plan for those land classifications.

1. Identification of Applicable Areas

The classifications of the PRRHOA tracts are shown on the plat maps for PRR, Pierce County Recorder #9712100066 (6 sheets). The classifications and sizes are as follows:

- a. Open Area – Includes Tracts C, D, F, G, H, I, and J (about 3.6 acres)
- b. Landslide & Erosion Hazard Zone – Lower elevations of Tracts F and H (about 3.3 acres)
- c. Park – Tracts B and E (about 1.3 acres)

2. Open Space

- a. The areas designated as “Open Space” shall be managed as wild areas with minimal landscape maintenance. There are a few specific exceptions as noted below.
- b. Tract C has a large open field at the south end designated for storm drainage (AKA the “Heliport”). There is an underground percolation field in part of this area. The HOA will maintain landscaping around the periphery of this area. The field may be used for recreation, but no structures may be built on the field without HOA Board permission.
- c. Parts of some Open Areas have grass and other landscaping (including the entry signs). These areas shall be maintained by the HOA as deemed appropriate to maintain sightly appearance by the Board.
- d. In accordance with the Bylaws and Covenants, the Open Spaces shall not be used for storage; burning items; dumping garbage or refuse; cultivation; performing construction of any kind; or removing vegetation.
- e. Brush and normal undergrowth will not be cut or trimmed in the Open Spaces.
- f. Trees will not be cut or trimmed except where they are diseased, present a hazard, or have fallen onto an Owner’s property. If a tree falls onto an Owner’s property, the HOA will remove the tree.
- g. It is the expectation and responsibility of any Owner whose property adjoins an Open Space to keep bushes and vegetation trimmed at their property line and up to 3 ft into the Open Space away from a fence. All Owners are specifically expected to keep blackberries trimmed away from their fences or property lines at their own expense.
- h. Materials that are cut or trimmed within an Open Space should be scattered back in the Open Space for composting when possible.
- i. Residents are allowed to hike or make primitive trails in the Open Spaces, but no other activities are allowed.

3. Landslide and Erosion Hazard Zones

- a. Areas designated as Landslide and Erosion Hazard Zones shall be managed and maintained in the same manner as the Open Spaces, subject to the same restrictions.
- b. No lots adjoin the hazard zones directly, therefore, no Owner should have any need to perform any trimming in hazard zones along a property line.
- c. The same restrictions and permissible activities apply to the hazard zones as Open Spaces.

4. Park Areas

- a. Tract B has been developed as a playground. It shall be landscaped and maintained as deemed appropriate by the Board to maintain sightly appearance and safety of the equipment.
- b. Tract E shall be maintained in a wild state, similar to the Open Spaces and subject to the same policies until such time as the Board choses to develop the park Tract.

Adopted by the Board of Directors: August 28, 2022,

President, PRRHOA