



Point Richmond Ridge Homeowners Association

First Quarter 2025 Newsletter

Included in this Newsletter:

- Board Meeting Minutes and Financials
- Reminders for Covenant and Bylaw Compliance
- Board of Directors Meeting Schedule
- Website

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/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 \$27,590.41 in the operating account and \$19,766.22 in reserves (all in a money market account).
- Our primary expense from the Reserves for 2025 will be minor crack repair of the roads (if needed) and catch basin cleaning.
- Pierce County surveyed our catch basins and identified seven that need to be cleaned out. This work will be done this summer.
- Steve Treese and Marc Janes left the BOD at the end of their respective terms. Walt Hickey joined the BOD. Bruce Harjehausen, Tom Huffman and Tom McKee remained on the Board. Bruce took on the role of President, Walt took on the role of Treasurer and Tom H and Tom M remained in their previous roles of Secretary and ACC Liaison. The role of VP is vacant. Any takers!!

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)
- Unsightly yard maintenance. (Covenant 10a, Bylaw 7.9.3 and 7.9.5)
- Garbage containers, yard waste and recycling bins shall be maintained out of sight of neighbors and users of abutting road. (Covenant 10a, Bylaw 7.9.4)

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. 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 the availability of the Directors and we generally do not meet in December. If you want to attend, please contact the President, Bruce Harjehausen at president@prrhoa.org.

Website

We have contracted with Shameless Promotions (shamelesspromotion.com) to revamp and update our website. They are an award-winning Web Development firm located in Gig Harbor. In 2024, they were recognized as the Bronze winning Best of Pierce County Woman Owned business. The new design will make it easier to update the site with pertinent information and pictures. The new site will be hosted by them. Look for this new site sometime in early summer 2025.

Have a great Spring!

Bruce Harjehausen
President, PRR HOA Board of Directors