



Point Richmond Ridge Homeowners Association Second Quarter 2025 Newsletter

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. |

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.

In Board highlights:

- As of the end of March, our financial position showed \$24,602.42 in the operating account and \$19,786.07 in reserves (all in a money market account).
- Our primary expense from the Reserves for 2025 will be minor crack repair of the roads and catch basin cleaning.
- Pierce County surveyed our catch basins and identified 18 that need to be cleaned out. This work was completed on 6/13/2025.
- Crack sealing was completed on June 24.
- Tom Huffman resigned from the Board on May 8 and he and Nancy moved to Las Vegas. Walt H took over as Secretary and Bruce H assumed the Treasurer responsibilities. The roles of VP and Treasurer remain vacant. Beginning in 2026, we will only have two returning Board members. Securing the benefits Owners enjoy to protect their investment requires ongoing willingness of volunteers to take a turn at serving a term on our Board of Directors. Please give serious consideration to becoming a board member. Aside from the monthly meeting, there is very little time requirement (except for the ACC Liaison position)
-

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

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 who 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 must 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

The new website is almost complete (a big thank you to Walt H for heading up the effort). Look for this new site sometime in early summer 2025.

Summer BBQ

The date for the annual summer BBQ has been set for August 16. Karen Streeby will once again head up this family friendly event. Watch the FaceBook site for more information.

A Note on Fines and Fees

HOA dues are due and payable in January and July. If you are late, you will be assessed a late fee of \$25 every month that this goes unpaid. In addition to the Late Fee, our management firm, HOACS, will also assess an Admin Fee of \$12 to cover their costs of sending out the notice. This cost will be assessed every month until your account balance is paid in full (including any fines or fees). The Admin Fee is charged to us, the HOA, and is reimbursed to our account once it has been paid by the homeowner. So, if the Admin Fee goes unpaid, it comes out of our pocket. Please remember to make your payments on time to avoid those late fees and Admin fees.

Have a great Summer!

Bruce Harjehausen
President, PRR HOA Board of Directors