



Point Richmond Ridge Homeowners Association

Third Quarter 2024 Newsletter

Important PRR Contacts

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

Included in this Newsletter:

- Board Meeting Minutes and Financials
- Speed Limit
- HOA Activities You Probably Never Notice
- Annual Meeting and Director Elections
- Summer PRR Potluck and Barbeque Success
- Bank Fees Charged on Dues Payments

Board Meeting Minutes and Financials

The Approved 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 July, our financial position showed \$36,507 in the operating account and \$6,933 in reserves (all in a money market account).
- The sealcoating project for the year has been completed. Thanks to everyone for cooperating in this effort.
- We will be trimming and strapping some large trees between us and Admiralty Ridge in September. There are a handful of trees that present hazards as identified by a licensed arborist. Tree issues have become much more common as our community ages. It is costing more to deal with them.
- We are staying abreast of developments in the Corporate Transparency Act (CTA) implementation and other new legislative requirements.
- The Board approved a revision to the Policy on Open Space Management to clarify responsibilities. The updated policy is attached.
- The Board has assumed management of the PRRHOA Facebook page, although it remains an unofficial channel. There are four reasons for this: (1) some postings were personal attacks, (2) a sudden influx of people doing marketing, (3) it is already assumed to be an HOA sponsored page because of its name, and (4) the page enables the HOA to get unofficial word and reminders out quickly to a large audience about critical items. Official, legally-required notices (e.g., Annual Meeting, Election, etc.) will still be mailed to each Owner.

Speed Limit

The speed limit is 20 mph within our community. There are a lot of children in our area, often playing in the streets. The 20 mph speed limit helps prevent tragedies if a child doesn't look and runs into the street. At 20 mph, you have time to react. Please remind your visitors to follow the speed limit, too.

HOA Activities You Probably Never Notice

There are a lot of things the HOA and Board do that you probably never think about. These things don't happen on their own. Examples are:

- Everyone got a reminder from Pierce County about storm sewers. The HOA routinely maintains these. This includes having the county survey our system annually, cleaning the catch basins and underground infiltration fields, and cleaning/replacing the felt sand filters in specific basins. Our storm water does not drain to the Sound but diffuses into the soil through leach fields mostly under the utility easements. Some of this work we do ourselves and some has to be contracted. The cost is a few thousand dollars every two or three years, depending on the county survey results.
- A group of us got together in March to resurface the playground with new play-chips. This must be done about every three years. We were able to get the chips for a few hundred dollars and did the distribution ourselves. This saved over \$2,000 compared to contracting the work.
- Every couple of years, we get a load of landscape bark and a group lays the bark down around the entrance monuments. This saves a few thousand dollars. We also try different plantings at the entrances to find something that looks nice and can grow without watering. Still working on the plants.
- We put out the U.S. flags every holiday and decorate the entrances for Christmas and Halloween at no cost to the HOA.

Annual Meeting and Director Elections

Our annual meeting is currently planned for Saturday, November 9th in the afternoon. The exact time depends on availability. We will try to hold it at the library, again, but need to schedule the room – which can only be scheduled 60 days in advance. Look for the official announcement, including the agenda, budget, reserves plan summary, slate of candidates, proxy form, and various required formal notices in your mail in October to ensure you get the materials a few weeks before the meeting. There is still time to throw your hat in the ring for a Director position, but please do it soon.

Summer PRR Potluck and Barbeque Success

Our annual potluck/ BBQ was held August 17th at the playground. Everyone seemed to have a good time. We met a few new neighbors and got reacquainted with some neighbors we don't see often. Thanks to Tom McKee, Marc Janes, Tom Huffman, and Bruce Harjehausen for their coordination efforts and Tom for grilling!

Bank Fee Charged on Dues Payments

There were several questions about the bank fee charged recently for one-time electronic transfer payments of dues. We did not know about this before the invoices were sent. This is effectively like the fee you are charged when using an ATM that is out of your network. You can avoid the fee by (1) paying with a check, (2) setting up autopay through Alliance Association Bank, or (3) using the bill pay service offered by your own bank. The next invoices will spell this out more clearly.



A Few People Enjoying the Potluck/BBQ

I hope your summer has been good. Have a great Fall and start of the school year!

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