

Organization of the HOA

The PRR HOA was organized under Articles of Incorporation in 1997. The stated purpose of the HOA is to maintain the common facilities and enforce the protective Covenants – essentially it is the HOA's job to protect the value of your investment in the community.

The HOA has a five-member Board of Directors (BOD) to administer its responsibilities. In addition, there is an appointed Architectural Control Committee (ACC) which reviews and approves changes to structures and enforces the Covenants, under the authority of the Board and the Covenants.

Any Owner who is current on their dues can run for a Board position or be appointed to the ACC. We welcome a wide range of participation. Please consider becoming a Board member when the opportunity arises.

There are 3 documents that govern our HOA (available at www.prrhoa.org):

- Articles of Incorporation – sets up the HOA (3 pages)
- Maintenance & Protective Covenants – defines the responsibilities and authority of the Board/ACC, the requirements for lot improvements, and the limitations on activities in the development (4 pages)
- Bylaws (with Policies) – define how we run the organization and administer the Covenants and clarifies the Covenants (13 pages – but focus on Section 7)

We employ a company called *HOA Community Solutions* to help professionally manage our finances, communications, and other aspects of HOA administration.

Some Key PRRHOA Contacts

Official PRRHOA website:

www.prrhoa.org

The website has all the HOA governing documents, contact numbers, newsletters, budget records, official announcements, and many other useful resources.

Webmaster: A.J. Montgomery,
webmaster@prrhoa.org

Contact the Board or ACC:

Links are on the HOA website. Board Members:

- All members:
boardofdirectors@prrhoa.org
- President: Steve Treese,
president@prrhoa.org
- Vice-President: Marc Janes,
vicepresident@prrhoa.org
- Secretary: Tom Huffman,
secretary@prrhoa.org
- Treasurer: Bruce Harjehausen,
treasurer@prrhoa.org
- ACC Liaison: Tom McKee,
acc liaison@prrhoa.org

PRRHOA Mailing Address:

13607 12th Ave NW, Box 12, Gig Harbor, WA 98332 or send to HOA Community Solutions (HOACS) at the address below.

HOA Community Solutions (Dues, etc.):

Point Richmond Ridge HOA, c/o HOA Community Solutions, PO Box 364, Gig Harbor, WA 98335

info@hoacommunitysolutions.com

PRRHOA Facebook Page:

While not an official communication channel, we have an active Facebook page:

<https://www.facebook.com/groups/109128272503911>



Welcome to Point Richmond Ridge

The Point Richmond Ridge Homeowners' Association (PRRHOA) would like to welcome you to our community. We hope you will enjoy living here.

Our community of 83 single-family homes was developed around 2000 by D. Ren Martin and his associates. There were several builders who constructed homes in the development within the guidelines set out in the development plan, so you will see different designs.

The community features several common, open areas for recreation and there are other nearby areas open to hiking, biking, and beachcombing.

The HOA Board is responsible for maintaining the streets, storm sewers, common/open areas, signs, mailboxes, and other physical assets. The Board is also responsible for enforcing the architectural and land use Covenants and Bylaws that apply to homes here.



Point Richmond Ridge Amenities

Playground

Our playground is open to residents and guests. It is located at the corner of 13th Ave NW and 136th St NW. It features swings, slides, climbing equipment, picnic tables, an open grass area, and a Little Free Library. This is where we hold community picnics and other events.



Park Area



The designated Park Area is on the east side of 12th Ave NW. It is undeveloped land and covered with alder trees (that tend to fall over in the wind). There are a few paths for hiking through the area and kids often play there.

We have elected to keep the area wild so far and we prohibit fires in the area for safety reasons.

Drainage/"Helipad" Area

This is an open lot surrounded by trees on the northwest corner of 13th Ave NW and 137th St NW. It can be used for field sports with care since the land has not been leveled and has some holes in it. You may also hear this referred to as the "Helipad".



Open Areas, Green Belts, Buffer Zones



We have many areas around and through our community that are specifically designated as open, greenbelt, or buffer areas. Other than hiking trails, we cannot build or develop these areas by regulation.

There are many hiking trails through the areas you are welcome to use. Just don't build or dispose of anything in the areas. We are not allowed to cut these trees unless they are a hazard – then the Board will take action. Some areas are buffers because they are in potential slide zones.

CRM Tree Farm

Across 14th Ave NW is the CRM Tree Farm (AKA Spadoni Forest). This area is about 1 x 2 miles in size. It is open to hiking and presents a great experience. It is private

property which Cascade Resource Management lets people use for hiking. Don't abuse the privilege. Note that this is a wild area, so there are animals like foxes and bears in the area; but they are seldom seen and avoid us. Try the All Trails app to see what is in the area and avoid getting lost. You can find a lot of blackberries and huckleberries to pick in season.



Other Hiking Areas

There are many nearby hiking or running options, including an undeveloped county park about ¼ mile north along 14th which has some trails, and several other neighborhoods. We all walk in each other's areas for exercise. For beachcombing, Sunrise Beach Park is located about 4 miles south of PRR off Hallstrom Drive.

Roads and Drainage

We own our roads and storm drains and must maintain them. Most of the dues go to this. Kids play on the road regularly, so drivers please watch out for the kids and parents please monitor what your kids are doing in the street. Work together to keep the kids safe.

PRRHOA Covenants and Bylaws

Residents are frequently unaware of the Covenants and Bylaws that apply to their property in PRR. We try to administer the HOA fairly and are somewhat lenient; but there are a few things you need to know as an Owner:

- You are legally required to pay dues to the HOA as your part of maintaining the common properties and facilities. We set the dues annually based on a budget and reserve requirements. You can review and comment on the Budget.
- You are required to maintain your own property consistent with the Covenants and Bylaws. Especially read Section 7 of the Bylaws.
- Failure to pay dues or to follow the Covenants/Bylaws can result in fines and collection actions. The schedule of fines is in Section 7 of the Bylaws.
- If you get a violation letter, fix the violation or contact the ACC or Board to come up with a plan – we want to hear from you rather than hear nothing. There is an appeals process. We would really rather that Owners keep their properties looking nice than to have to take any actions.
- **We'd rather not be forced to file property liens for unpaid dues or fines.**
- Some specific provisions of the Covenants, Bylaws, and HOA Policies to note are:

- Policies See the PRRHOA.org website for established policies on common areas, maintenance, complaints, covenant enforcement, animals, and so on.
- Structures If you want to build or modify an exterior structure on your property it may require ACC approval. This includes the house, decks, sheds, and fences. Ask the ACC or a Board member before starting. Most things get approved. Don't drag out construction. Don't let your structures deteriorate from lack of maintenance (painting, mold). If there is a fence between you and your neighbor and the fence is part of your enclosed back yard, maintenance of that fence is the joint responsibility of you and your neighbor.
- Common Areas/Green Belts No building or dumping in the green belts or common areas. Especially, no dumping of animal feces or yard clippings.
- Animals Must be on a leash outside fenced areas. Pick up feces when you walk your dog. Keep dogs quiet in off hours. No poultry allowed currently.
- Fireworks Only allowed for July 4 and New Year's Eve. Pick up debris.
- Yards and Landscaping Keep your yard looking nice and consistent with your neighbors' yards. Keep landscaping weeded and lawns mowed. Think about your neighbors as well as how things look from the road.
- Vehicles **Speed limit is 20 mph.** Keep RVs and boats out of view except when actively using them (max 3 days). Visitors may park in a drive up to 2 weeks. No commercial vehicles, especially on the street. Limit parking in the street. If a vehicle or bike requires licensing to be on the road under Washington law, it must be licensed to drive on our streets. **We have a lot of kids playing in the roads sometimes. Watch out for them and slow down.**
- Chemicals/Oil Don't dump stuff down the storm drains or in the common areas. Such disposal is illegal, not just a Covenant and Bylaw violation.

If you have any questions about the Covenants or Bylaws, please contact a Board or ACC member.

