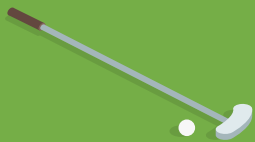




Tee Times

A HORN RAPIDS HOMEOWNERS
ASSOCIATION QUARTERLY NEWSLETTER

GOLF CART PARADE **DECEMBER 12, 2020 @ 6 PM**



MANAGER'S CORNER

We are pleased to bring back the Horn Rapids Tee Times publication that many of us have missed.

This year has been one of many changes and challenges. COVID-19 restrictions have prevented us from having in-person board meetings and greatly restricted pool use in the summer.

The make-up of the management and volunteer staff has changed but we were fortunate to retain the valued contributions from our Asst. Manager Chris Griffith, our Common Areas Manager Mike Leverson, our Architectural Controls Committee Chairman Bernie Femreite, our Compliance Manager Wayne Osmundson and our Pool Manager Jessica Schumacher. Unfortunately, we will be losing both Chris, due to family commitments in 2021 and Jessica, due to her husband accepting a position in North Dakota. Please join me in thanking them for their dedicated service to the Horn Rapids community.

As a result of Chris and Jessica's departure, we are asking the community for volunteers to step up to fill these positions. Both positions receive compensation and I welcome anyone interested in filling these roles to contact me.

Since being appointed by the board in mid-July, my focus has been on trying to bring more consistency in all that we do as a management staff. This includes collection of dues and assessments, compliance to Horn Rapids Rules and Regulations, adherence to Architectural Control Guidelines and CCR's, and communication.

We have also been reviewing areas where we can consolidate duties and, as a result, we have combined the Social and Welcoming Committees. In light of the COVID-19 restrictions, it has been difficult to have any social functions. The new committee is working on functions with social distancing in mind and will have to be creative in coming up with future events.

The Roundabout project has created some inconvenience and disruption at our main entrance. As a reminder, this is a city project, and the cost of this project is the city's. Once the actual Roundabout is completed, there will be further work to restore the monument and landscaping. Placement of the monument and basalt columns may result in additional lane closures. An improvement you will see before yearend, subject to weather, is the installation of a block fence bordering the picnic shelter adjacent to the pool. The contractor has been selected and plans to start installation December 15, 2020, depending on weather.

In addition, we have been assessing both needed reserve projects as well as additional capital improvement projects. These will be disclosed in more detail once the 2021 budget has been approved and finalized.

As we look forward to 2021, you will see continued changes on how we communicate and conduct most of our management tasks. The website and email blasts will be the primary sources for information and communication regarding Architectural Guidelines and Applications, Rules and Regulations, CC&R's, and community updates. We are bringing back an electronic version of the Tee Times and will also have a limited number of printed copies available for homeowners to pick up at a box at the office. Moving to web-based and electronic communication reduces costs significantly and allows for more real time communication.

We ask that each homeowner make sure they have their email registered with our bookkeeper as well as our webmaster to ensure you receive all the information we send out.

I hope you all have a healthy and safe holiday season, and we can get back to some semblance of normalcy soon.

Gary Varney
Manager | Horn Rapids HOA
manager@hornrapidshoa.com



SOCIAL & WELCOME COMMITTEE REPORT

Share some holiday cheer by joining the Golf Cart Parade! This year the Horn Rapids social committee is partnering with the golfers who traditionally decorate their carts and parade through Horn Rapids.

We will have a social distanced gathering in the pool parking lot so everyone can line up. There will even be prizes for the winners!

Anyone interested in decorating your cart and joining the fun, please contact:

Karen Harper @ 509-308-3678

Date: Saturday, December 12

Line-Up: 5:30pm in the pool parking lot

Parade: 6:00pm leaving from the pool parking lot

The parade was started in 2012 by Bill and Barb Wedberg and Obie and Kirby Amacker. The first few years were small before it started to catch on. The second year four carts participated and by the third year there were eight. Last year there were over 30 carts participating! Now it is an annual tradition.

As the number of participants grows, each year the decorations become more extravagant and more cleverly creative.

As Horn Rapids has continued to grow, the parade route has transformed far beyond the golf course and now tries to pass through each neighborhood providing families a viewing opportunity from their home or on a street corner nearby.

The parade route will be posted so people who stay in their homes will know where it is going. The exact time is impossible to determine, but if they leave at 6pm, that's when people should start looking.

**Social Committee | Horn Rapids HOA
manager@hornrapidshoa.com**



POOL | SWIMMING CORNER

Happy November!

Definitely the opposite of outdoor Swimming Season for sure! I'd like to say Thank You to everyone that helped over the course of August to allow us to open. I know many, many families that were extremely thankful for the efforts of our volunteers so the pool could be used and enjoyed! Hopefully there will be a more "normal" season next year for everyone to enjoy all summer.

Once the budget is approved, many upgrades and general pool maintenance will be performed in preparation of the 2021 swim season. All these things will make for an easier season on the pool staff and safe swimming for all our homeowners and families. Look for new announcements etc. that will be coming in the spring to get access and all the things that will be involved come spring.

REMEMBER: Registration is yearly so there will be more information to come on that as well.

There is also a fence that will be installed at some point now that our lovely evergreen tree barrier was taken down for construction this fall during the roundabout re-configuration. This will help with the noise and privacy of everyone that is swimming.

Lastly, I'm sorry to say that I'm skipping town! :(Well not really skipping town however my husband received a promotion and we are off to Grand Forks, ND. Yes, it's really cold there! Even though my husband and I are originally from there, this weather has grown on us! I'm in the process of helping over the winter to transition so if there is anyone that is reading this that's interested, please email me pool@hornrapidshoa.com. I can chat with you about what the job entails, time commitment and all the things that would be involved. I have loved doing this over the past 2 seasons and am going to miss everyone greatly.

Happy Thanksgiving & Merry Christmas!

jessi

Pool Manager | Horn Rapids HOA
pool@hornrapidshoa.com



ARCHITECTURAL CONTROL COMMITTEE (ACC) REPORT

The Master Homeowners Association wants to remind all homeowners that Post-Construction changes to homes and yards require review by the ACC before the project is started. The ACC reviews post-construction additions and changes to ensure compliance with community standards and MHA covenants.

The ACC is geared for timely reviews, if they are submitted in a timely manner. Please submit your application and details of your project, before you start the project.

Building permits are required by the City of Richland for a variety of projects, even some that seem very straightforward. Most of the simpler projects involve a NO FEE building permit. The details are on the city's web site (www.ci.richland.wa.us/building) or you can call code enforcement at city hall.

The ACC has adopted a new Application form and procedure that incorporates a two-step review. These forms and procedures can be found on the hornrapidshoa.com website. The ACC will provide initial approval for projects to be started, followed by a final review when the project is satisfactorily completed. Projects are to be completed within 6 months of the initial ACC review/approval. This is intended to reduce projects that languish without final completion.

Grayhawk and Wild Canyon residents: A new choice of color for vinyl fences in these neighborhoods is Driftwood, manufactured by Westech Building Products, available through Convoy Supply.

The board is looking at the CC&R's and ACC guidelines to include vinyl fencing. Changes will be announced once they are adopted.

When you have your plan made, please complete the ACC application, attach your plans, and get them to the ACC Chairman – Bernie Femreite (375-0250). The application form is located on our website at hornrapidshoa.com, or Bernie can provide you one. You may get assistance or advice from any of the committee members:

Tom Bratvold.....	509-205-9399
David Clymer	509-420-6497
Ken Burk.....	509-521-1829
Bernie Femreite.....	509-375-0250

Bernie
Architectural Controls Committee | Horn Rapids HOA
acc@hornrapidshoa.com



RULES & REGULATION REPORT

As homeowners in our community, we all accepted the responsibility to maintain our home and property in compliance with the CC&R's, Architectural Guidelines and Bylaws of the Horn Rapids Master Homeowners Association. All of these documents are accessible on the hornrapidshoa.com website. The documents on the website are also the most current and the basis for any violation decisions. As we look forward to 2021, the Rules and Regulations compliance staff will be moving toward a more consistent approach to identifying and notifying those homeowners with violations.

Those on the compliance staff have had a challenging task as it is often awkward and difficult to approach owners to inform them of a violation. As a result, we will be implementing a new program for 2021 that will incorporate a new program that allows for a photo to be taken of the violation to be attached to a violation notice that will be sent to the homeowner in violation. Face-to-face notifications will no longer be made. More details on this will be coming in early 2021.

Primary areas of concern are care and appearance of yards, boats and RV's parked on the streets beyond 72 hours, garbage cans left in view and not concealed, fences in need of repair or painting, unapproved house paint repainting colors, home-made signs or posters, to name a few.

Our hope is that more consistency and diligence of violation notices will result. We may also expect an uptick in violations being noted. The goal is to ensure our community maintains and lives up to the standards we all accepted when deciding on the Horn Rapids community as our home.

We ask that all homeowners take some time to review the Rules and Regulations, the Development CC&R's, and the Master CC&R's to ensure your property is in compliance.

Wayne

Rules & Regulations | Horn Rapids HOA

rules@hornrapidshoa.com

GOLF COURSE NOTES

HORN RAPIDS *Golf Course*

Our 2021 Memberships are available! Become a member of the golf course right outside your door.

Here's a quick rundown:

- Purchase now and get the rest of the 2020 season at no extra charge.
- Purchase a 2021 membership and your locked in at that price year after year!
- We created a monthly payment option for all full year memberships to add another way you can golf on a budget!
- New members get \$300 off their first year.

We are very excited about the 2021 season and are looking forward to golfing with you! Call the proshop at (509)-375-4714 or visit hornrapidsgolfcourse.com for any questions.

Josh
Horn Rapids Golf Course
josh@hornrapidshgolfcourse.com



NORTH STONE RV STORAGE

North Stone RV Storage is conveniently located in Horn Rapids!

North Stone RV Storage is a privately owned Storage Facility that is locally managed by Paragon Equity Management. Space sizes range from 16' up to 40' and the pricing varies from \$25-\$50 per month. Spaces can be rented on a month-to-month basis year-round. There are pull-thru spaces for those recreational vehicles that are larger in size and trickier to maneuver.

For rental information, please call 509-554-0000 or email Tiffany@paragonem.com.

COMMON GROUNDS REPORT

I really appreciate the opportunity to restart Tee Times updates. I always appreciate the opportunity to chat with homeowners about what they would like to see with the grounds here in Horn Rapids. More and different opinions can lead to great solutions.

2020 has been a very interesting year. Heritage navigated their way through COVID-19 requirements and got started on time in late March. The areas of emphasis this year included:

1. Walking path sod removal from years of blowing sand
2. Small tree pruning to keep streets and walk ways clear
3. Large tree & shrub pruning in Buchannon park
4. Higher than average irrigation controller replacements and line break repairs

This lawn maintenance year has also shown us some surprises; including:

1. Drier conditions in Jan/Feb which required several months of extra watering on sod brown spots
2. An aphid infestation of a majority of our trees (two crew & two day spray application)
3. A June thunderstorm downpour flooded street storm drains and created a Wild Canyon storm basin washout (repaired this fall)
4. Replacement of three monument water feature pumps
5. Heritage coordination to support the city round-about construction project (all direct costs of impact were paid by the city).

All of these surprises were a budget challenge that were able to navigate successfully.

Looking ahead to 2021, the new manager Gary Varney has been very active working with the board of directors on some much needed budget additions to support the following projects. Those include:

1. Restoration of all the impacts from the round-about construction (picnic shelter masonry fence & front entrance landscape enhancements)
2. Initiate asphalt repair of walk path tree root damage
3. Partially "plant back" some of the trees lost to wind blowdown, infestations and general losses (mostly plum tree life expectancy 25-30 years) and continue restoration of neighborhood monuments (lighting, water feature mechanical, stone & edging). Should the budgets be approved, these will be significant community improvements

Feel free to contact me with anything that you have questions on in regards to our Common Grounds maintenance.

Mike

Common Grounds Manager | Horn Rapids HOA
commonareas@hornrapidshoa.com



HOMEOWNERS ASSOCIATION CONTACTS

Position	Name	Email	Phone
Manager	Gary Varney	manager@hornrapidshoa.com.....	(509) 392-2358
Assistant Manager	Chris Griffith	assistant.manager@hornrapidshoa.com.....	(509) 859-2583
Bookkeeper	Dianna Lopez.....	bookkeeper@hornrapidshoa.com.....	(509) 967-2383
Pool Manager	Jessica Schumacher	pool@hornrapidshoa.com	(701) 261-4480
Code Enforcement	Wayne Osmundson.....	rules@hornrapidshoa.com.....	(509) 308-7210
Common Areas	Mike Leversion.....	commonareas@hornrapidshoa.com.....	(509) 222-0551
Architectural Controls Committee (ACC)	Bernie Femerite	acc@hornrapidshoa.com	(509) 375-0250

HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Position	Name	Email	Phone
Declarant	Jason Spence.....	jasons@pahlisch.com	
Declarant	Cory Bittner.....	coryb@pahlisch.com	
Appointed Board Member by Declarant	Daphne Brix	daphneb@crystallakecm.com	
Appointed Board Member & Former Declarant	Stew Stone.....	stewstone@bbhsrep.com	(503) 371-1234
City of Richland Appointed Board Member	Kerwin Jensen.....	kjensen@ci.richland.wa.us.....	(509) 942-7586
Horn Rapids Homeowner	Jerry Beach	jerryb@nwxsouthern.com.....	(509) 438-3920
Horn Rapids Homeowner	Steve Lorence	stev lorence@hotmail.com	
Gleneagle HOA	Ian Bloom.....	ianbloom87@gmail.com	(509) 554-2200
Prestwick HOA	Kathy Conaway	kateconaway@charter.net.....	(509) 371-1009

OTHER CONTACTS

Horn Rapids Golf Course	Josh G.	josh@hornrapidsgolfcourse.com	(509) 375-4714
North Stone RV Storage	Paragon Equity Management.....		(509) 205-5463
Richland Irrigation Non-Emergency	City of Richland.....		(509) 942-7670
Richland Non-Emergency Dispatch	City of Richland.....		(509) 628-0333
Richland Code Enforcement	City of Richland.....		(509) 942-7739

