




# Tee Times

A HORN RAPIDS HOMEOWNERS  
ASSOCIATION QUARTERLY NEWSLETTER

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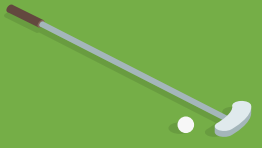
## MANAGER'S CORNER




I hope all of you had an enjoyable holiday season as we look forward to 2021. We all were hoping that the COVID-19 pandemic would be behind us by now but there is continued improvement needed ahead to get back to more normalcy. Having board meetings by Zoom is not the most personable means to communicate and hear input from the homeowners. We look forward to when we can get back to in-person meetings.

There are many notable projects that will be undertaken in 2021, namely a significant upgrade and replacement of the pool operating equipment, repairs, and redesigns of some of the common areas and several additions to the community parks.

As we look forward to 2021, I am pleased to announce the appointment of J.R. Smith as our new Assistant Manager and would like to thank the other seven homeowners who threw themselves into the pool of interested candidates.



The Roundabout project has led to some confusion and misunderstanding into what the HOA's role is in this. As a reminder, this project and the land affected is owned by the city and the project has been on the books for over twenty years. There is no question that the impact to our main entrance has been impacted greatly. The HOA's role has been to offer our input and suggestions as well as to communicate updates to the project to the homeowners. The first phase is almost completed with some further restoration to areas disturbed along the roadways and to the irrigation system. Due to the inclement weather, this has not been completed. The second phase includes completion of the landscaping in the median where the monument sign is located. This phase will start once weather warms up so the turf to be laid has sufficient temperatures and moisture. Once complete, we expect it to be a downsized attractive feature. When the entire project is completed, we will be working with the city to complete the transfer of ownership to the HOA of all the entrance land to the west including the pond. The median will remain property of the city.



You will continue to see improvements in the communication and execution of our management tasks. The website and email blasts will continue to be the primary sources for information and communication regarding Architectural Guidelines and Applications, Rules and Regulations, CC&R's, and community updates. Make sure you have registered on the website to access all the communications. An electronic version of the Tee Times will be emailed to all homeowners and there will a limited number of printed copies available for homeowners to



## MANAGER'S CORNER

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Continued...

pick up at a box near the pool entrance or at the golf course pro shop. Moving to web-based software and electronic communications reduces costs significantly and allows for more real time communication. The Appfolio web-based software will assist us in many of these areas. We ask that all homeowners activate their personal Appfolio portal. A link to the portal is now available on the [hornrapidshoa.com](http://hornrapidshoa.com) website for logging in as well as activating your account if you have not already done so. At the time of this publication almost 70% of the owners have activated their personal portals. Payment of dues by one of the options offered will significantly reduce the cost to the HOA as we do not incur processing charges. The next phases of the Appfolio activation will include Rules and Regulations violation notices and fines as well as Architectural project submission for approval.

We have had several instances of suspicious activity and/or thefts in the last eight months. Please be on the lookout for anything suspicious and call the local authorities to report.

As a reminder, the city of Richland activates the irrigation lines around the first week of April. They have not revealed a definitive date, but we will keep you informed when and if they do so.

As you see, there is a lot of activity planned for 2021 and we look forward to a much more normal and healthy year for all! We always welcome volunteers to help out so if you have interest, please contact one of the Horn Rapids Master HOA managers.



**Gary Varney**  
Manager | Horn Rapids Master HOA  
[manager@hornrapidshoa.com](mailto:manager@hornrapidshoa.com)



## RULES & REGULATION REPORT

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Compliance with Rules and Regulations of the HOA are important to maintain the value and appearance of our community. When we signed papers to take ownership of our homes, we agreed to comply with the CC&R's, Architectural Guidelines, Bylaws and Rules and Regulations of the Horn Rapids Master HOA available for all owners to find and read on the [hornrapidshoa.com](http://hornrapidshoa.com) website.

Over this last year there has been some frustration by owners that the HOA was not holding owners accountable. Please keep in mind these are mostly volunteer positions. In addition, the prospect of a face-to-face conversation with an owner who is in violation often is not a pleasant conversation resulting in a lack of sufficient volunteers to take on this task. The intent of the staff is not to impose fines but rather to compel owners to comply.

To provide a solution to this problem and bring consistency to it, one of the main features of the Appfolio software is the ability to address the violation without personal contact. Appfolio will allow the compliance staff to note the violation on the app, take a picture if relevant, and immediately send the violation notice with a timeframe to fix the issue and then to follow up to make sure the owner complies. We are confident this will improve our processes and remove any subjectivity. If you would like to help in a volunteer role, please contact Wayne Osmundson.

One of the focuses of 2021 will be fences in need of maintenance, paint, or repair. Owners in violation will be cited with a reasonable timeframe for compliance. This issue, if not resolved, negatively impacts the value and the appearance of the community.

Common issues that arise include garbage cans, parking in the street of RV's, boats, utility trailers, yards overrun with weeds, and barking dogs, to name a few. Please familiarize yourselves with the Rules and Regulations of the HOA under Docs on the [hornrapidshoa.com](http://hornrapidshoa.com) website.

**Wayne**  
**Rules & Regulations | Horn Rapids Master HOA**  
**[rules@hornrapidshoa.com](mailto:rules@hornrapidshoa.com)**



## POOL | SWIMMING CORNER

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In the next sixty days, we will be upgrading and replacing the operating equipment at the pool—primarily the heaters, filters, and solar panels. In addition, we will be replacing the keypad entry system with a card and Bluetooth compatible access system. These upgrades and replacement costs are covered by the Reserve funds collected as a portion of your annual homeowners' dues.

The cards and/or Bluetooth credentials issued will be active as long as you own your home and will not be changed unless you lose your card or your Bluetooth credential. This system will allow the HOA to better control access to the pool facility including deactivating access to those owners who are not current with their dues, who have outstanding CC&R or Rules and Regulations violations or have seriously violated the pool rules.

Stay tuned for information on how and when to register for the pool as well as the issuance of cards and/or Bluetooth credentials.

**Jill Shear, Pool Manager | Horn Rapids Master HOA**  
[pool@hornrapidshoa.com](mailto:pool@hornrapidshoa.com)

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## 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 Group in Richland. 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, or to get on the waiting list, please call **509-554-0000** or email [Tiffany@paragongroupwa.com](mailto:Tiffany@paragongroupwa.com).

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## COMMON GROUNDS REPORT

Happy 2021 and I am looking forward to my third growing season as your Common Grounds Manager. A lot has been accomplished but I will always look for areas to improve. But first I want to look back to a snowy February and thank Chris Griffiths for offering his snowplow equipment and time to clear our inner loop walking path. I found it a success and will call on him again next year and most likely will include the new Quail Ridge loop walking path.

Heritage landscape service begins officially in March with a month of various area cleanup and some preemergent herbicide application. In addition, I hope to have both front entrance fountains and operating. April brings the official start of the season with the energization of our irrigation systems. The City of Richland usually turns everything on early in the month. Look for a note from Gary with the specifics from the city. Other services in April include mowing/edging, lawn fertilization, tree & shrub pest spraying and general light pruning.

This spring will include several project improvements. The most important is to support the city in their restorations of irrigation system, sod and plantings associated with the round-about. As Gary has reported, that will come in phases and the city with their contractor will have the lead. Another project is replacing and improving some landscape plantings south of the entrance pond and some cleanup and landscape upgrades along our Highway 240 "sound barrier" next to our Prestwick neighborhood. Lastly, we will be coordinating contractor bid proposals to start the asphalt walking path repairs from tree root damage. Actual work will begin later in the spring as the asphalt plants begin operations.

Again, thanks for your valued feedback

**Mike**  
**Common Grounds Manager | Horn Rapids Master HOA**  
[commonareas@hornrapidshoa.com](mailto:commonareas@hornrapidshoa.com)



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## 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](http://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](http://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:** Revised ACC and Rules & Regulations guidelines include changes for vinyl fencing in specific instances. Please review the ACC and Rules & Regulations documents on our website [hornrapidshoa.com](http://hornrapidshoa.com) and coming to your Appfolio mainscreen soon.

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](http://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 Master HOA**  
[acc@hornrapidshoa.com](mailto:acc@hornrapidshoa.com)

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## SOCIAL & WELCOME COMMITTEE REPORT

We will be asking homeowners to participate in a COVID friendly Easter egg hunt, as Horn Rapids did last year. The week of Easter, which this year would be March 28 through April 4 we ask homeowners, to decorate Easter eggs pictures, and hang them in their front windows. We encourage families to ride/walk around the neighborhoods to view and count the Easter eggs. An email reminder will go out close to the week.

Hopefully next year the traditional Easter egg hunt will occur!

**Social Committee | Horn Rapids Master HOA**  
[manager@hornrapidshoa.com](mailto:manager@hornrapidshoa.com)



# HORN RAPIDS Golf Course

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Learn more at:

**[HORNRAPIDSGOLFCOURSE.COM/2021MEMBERSHIPS](http://HORNRAPIDSGOLFCOURSE.COM/2021MEMBERSHIPS)**

## HORN RAPIDS PLAYERS CLUB



### HORN RAPIDS PLAYERS CLUB

The Horn Rapids Players Club has scheduled six tournaments in 2021, starting in March and ending in October. Each of the tournaments will have a different format, and we hope that the variety will appeal to a broad range of players (see [hornrapidsgolfcourse.com/players-club-tournaments/](http://hornrapidsgolfcourse.com/players-club-tournaments/)).

Our first tournament is the Opening Scramble on March 27. The format is a standard scramble with a twist: a team may not take two consecutive shots from the same player, except for putts. This gives everyone on the team an opportunity to make a contribution!

The tournament purse depends on the number of registered players, but we expect a \$1600 prize pool, assuming that at least 10 teams sign up. In addition, every player will receive a \$10 credit for use at the Horn Rapids clubhouse for food, beverages, or merchandise. The tournament entry fee is \$40 (excludes green fees and cart) plus an optional \$5 to join the skins pool. 100% of the entry fees will be paid out in prizes.

The tournament is open to members of the Players Club, so if you haven't yet joined, this is a great time to sign up! The Players Club welcomes both male and female golfers of all ages and skill levels. The regular (adult) membership fee is \$55, plus an optional \$5 if you'd like to join the Hole-in-One pool. Juniors (age 18 and younger) may join for \$5. To sign up, complete the registration form at [hornrapidsgolfcourse.com/players-club/](http://hornrapidsgolfcourse.com/players-club/). Paper registration forms are also available in the Horn Rapids Pro Shop.

By joining the Horn Rapids Players Club, you will receive an official USGA handicap, a complimentary 18-hole round with cart and range token, \$5 discount on regular weekday and weekend green fees, and a host of other benefits. This makes membership in our Players Club the best value in the Tri-Cities!





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*"We're based in Richland, and have served many  
families in the Horn Rapids community."*

*-Rich Quadrel, Ph.D.*



2003 LOGSTON BLVD



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**MARCH 1<sup>ST</sup>**

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**SUNDAY: CLOSED**



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## HOMEOWNERS ASSOCIATION CONTACTS

Position	Name	Email	Phone
Manager	Gary Varney .....	manager@hornrapidshoa.com.....	(509) 392-2358
Assistant Manager	JR Smith.....	assistant.manager@hornrapidshoa.com.....	(208) 401-6480
Bookkeeper	Dianna Lopez.....	bookkeeper@hornrapidshoa.com .....	(509) 967-2383
Pool Manager	Jill Shear .....	pool@hornrapidshoa.com .....	(509) 528-5528
Code Enforcement	Wayne Osmundson.....	rules@hornrapidshoa.com.....	(509) 308-7210
Common Areas	Mike Levenson.....	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

