



Tree Times

A HORN RAPIDS HOMEOWNERS
ASSOCIATION QUARTERLY NEWSLETTER

MANAGER'S CORNER

I hope all of you are safe and keeping cool as we find ourselves experiencing hotter than normal temperatures. Fortunately, the lifting of most Covid restrictions is allowing us all more freedom to enjoy more activities outside the home.

This spring we have encountered several challenges relating to our irrigation water with numerous leaks throughout Horn Rapids causing intermittent shutdowns of several divisions of the development. In addition, the 36-inch main servicing all of the Horn Rapids area including businesses and farmers developed a significant leak calling for emergency repairs. This has been repaired with a temporary patch with a permanent replacement due after irrigation water is shut off in the late fall. Several owners have reported an excessive amount of sand in their systems resulting in clogged filters and/or reduced water pressures. If you continue to have issues, you must contact the city of Richland Water Department directly at (509) 942-7511.

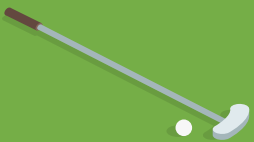
We have also encountered several problems in our common areas that have delayed other projects until these are addressed. Some of the issues are noted below:

1. The waterfall and pond along River Valley drive adjacent to the 8th hole of the golf course was inoperable and had to be drained, emptied of all foreign matter, and repaired.
2. A tree's root system on the common area had entangled the irrigation valves of a homeowner's property requiring roots to be dug up and trimmed, rerouting of the irrigation lines and valves, and then refilling the hole.
3. The fountain pump at the entrance to Crosswater had to be replaced.
4. The north fountain pump developed a short in the pump motor. This had to be diagnosed before replacement as it was a warranty issue.

Mike Levenson, our Common Areas Manager is working hard with Heritage and other contractors to address these and other issues.

Most of the operating equipment for the pool was replaced in April as well as a new entry system requiring a card for entry. We had several challenges with getting up-to-speed with the new equipment, but all systems are working well, and the water quality and clarity of the pool is outstanding. Jill Shear, our Pool Manager, logged in many extra hours to ensure everything is working fine. Please join me in thanking Jill for her dedication and hard work.

As most of you know, we opened the pool with restrictions



MANAGER'S CORNER

Continued...

of 25 people total inside the fenced area which required reservations for pool use restricted to one-hour increments. Those restrictions have been lifted so all can enjoy at their leisure. Please make sure you are familiar with the pool rules posted on the website particularly those related to guests and safety. Our pool is small relative to the number of homes in our community so restrictions on the number of guests is necessary to ensure our owners have the best possible experience.

Karen Harper has elected to step down as our Social Committee Coordinator. She has planned, organized, and led efforts for several successful events this year including the Christmas Golf Cart Parade, The Easter Egg Window Hunt, the HOA garage sale with over 80 participants and donations to the Veterans Thrift Store as well as providing Welcome Brochures for all new residents of Horn Rapids. These past events required special planning due to the Covid restrictions on social gatherings. Karen is also continuing planning for Heart Safe CPR training with the Richland Fire Department for the Horn Rapids residents and golf course employees. Please join me in thanking Karen for her service and to those who assisted her. Ashley Abell has volunteered to take Karen's place. Anyone interested in volunteering to assist Ashley should contact Ashley at (509) 262-8316.

The Roundabout continues to be a sensitive topic for us all. The city has been struggling to get contracts in place with landscape contractors for completion. Many timelines communicated to us have passed and all of us are frustrated. The city continues to assure me that they will live up to their commitments but until this is completed, we will continue putting pressure on them. Please also keep in mind, all the land where the restoration needs to be completed is city land, not the property of the HOA.

The AppFolio portal now allows all our managers to send out messages directly through the portal specific to their respective responsibility areas. This additional capability will allow even more timely communication.

I have received scores of emails regarding subjects that are covered in the governing documents of the HOA, namely the Bylaws, the CCR's, the Rules and Regulations, and the Architectural Guidelines. All these documents are readily available to review on the hornrapidshoa.com website. Failure to abide by the elements outlined in these documents may result in a violation subject to fines. The HOA is not in the fine collecting business. The HOA's responsibility is to enforce the documents you all agreed to when purchasing a home in Horn Rapids.

Key Reminders:

1. Please make sure dogs are secured on leashes or under tight control when walking through the development or in the many parks and please make sure you clean up after your animals.
2. Prior to the recent heatwave, we have noticed many yards not being maintained to the standards required by our CCR's and Rules and Regulations. Weeds in flower beds, unmowed yards, weeds in sidewalks and the cracks between the concrete and asphalt will not be overlooked because of weather. Failure to comply may result in a violation notice and respective fines.
3. RV's, utility trailers, boats and camping trailers cannot be stored on property unless completely shielded from the street and neighbors. It is a violation of both the CCR's, and the Rules and Regulations. Non-compliance may result in a violation notice and respective fines.
4. Please park your vehicles in your garage or driveway. We have had several complaints with vehicles parked on the streets impeding neighbors safely entering and exiting their driveways.

I hope all of you have a fun, healthy, and safe summer!!



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



POOL | SWIMMING CORNER

Hello Swimmers,

Well, the season is almost half over and with temperatures over 100 for several days (and, maybe weeks), everyone seems to be enjoying the pool! I'm still educating some residents on the pool rules and regulations. I want to remind them that when they registered for the pool this year, they acknowledged and agreed to them. Keycards are for the security of our pool and are only to be used by the residents of Horn Rapids and not their guests.

We have over 600 households registered for the pool this year and with about 1250 total homes in Horn Rapids, that means that half of our community uses our pool. It is often crowded, so we need to be respectful of others in the pool and pool area. This also means that the pools are mainly for residents and that each resident is limited to 2 guests at the pool.

In case you hadn't noticed, the tiles on the pools are cleaned regularly. They were scraped before the pool opened, so they are nice and shiny. The chemicals are balanced and checked at least 3 times a day to make sure you have the safest water to swim in. The pool is in great shape! Some residents say that it's the nicest they've seen in years. And, when we had a visit from the local health dept., they said that our pools are the cleanest that they've seen. This is because I have an awesome crew. A big thanks goes out to Lisa, David and Alexis for all of their hard work...and, to give me a break! Also, to Gary Varney, for helping me out when we have a crisis and for standing behind me in support.

Looking forward to seeing you at the pool!

Jill Shear

Pool Manager | Horn Rapids Master HOA
pool@hornrapidshoa.com



RULES & REGULATION REPORT

Hello to all Horn Rapids residents

I continue to observe the following violations that could result in a violation notice and corresponding fines:

1. RVs, boats, motorhomes, trailers, and utility vehicles – well over 72 hours in driveways and on the street.
2. Yards that need attention, such as weeding, watering, and mowing on a much more regular basis. The recent hot spell is not an excuse for poor maintenance. You are charged for irrigation water so turn on your irrigation more frequently. Most lawns in Horn Rapids have survived well through the heat so yours can too if you stay on top of watering and checking your filters. If yard work is not your thing, there are dozens of yard service companies out there that would appreciate your business. How about we try to show a little more PRIDE IN OWNERSHIP!
3. Green and Grey garbage cans should not be set out until Wednesday evening or early Thursday morning and must be brought in by the end of day on Thursday. Blue recycle cans should be set out Thursday evening and brought back in by the end of day Friday.
4. Homeowners who have rental properties in Horn Rapids are responsible for complying with all CCR's, Rules and Regulations, and Architectural Guidelines documents. Rental properties are significant violators of the HOA's governing documents. If these violations continue, we may be compelled to implement other measures to ensure compliance such as requiring any owner of a rental property to contract for weekly yard maintenance with a landscape contractor from April 1 thru October 31.

Just a reminder: All political signs may not be set up more than one month prior to the election and must be taken down within 48 hours after the election. Please review the Rules and Regulations regarding signs for the entire policy.

Please limit parking on the streets as it really clutters our roads and may block visibility. Many owners have complained about vehicles parked directly across from driveways which inhibits those owners from backing out of their driveway. If you must regularly park a vehicle on the street, please make sure you are considerate of your neighbors' access to their driveway. Please be mindful of garbage pick-up days and the weeks when we have the street sweeper come through the community, usually on the second and last Tuesday of the month.

There have been several complaints about neighbors with barking dogs, loud music, etc. Just remember to be neighborly. With the number of dogs in this neighborhood, I must give kudos to all for the excellent job of doggie clean up, ut for a few, let me remind you that dogs need not go on private property other than their own. When walking your pet, make sure they are on a leash.

If you have any complaints or questions about violations, please direct all question to me at rules@hornrapidshoa.com or call me at (509) 308-7210.

Thank you!



Wayne
Rules & Regulations | Horn Rapids Master HOA
rules@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 you application and details of your project, before you start the project.

The ACC has adopted a new Application form and procedure that incorporates a two-step review. 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.

Building permits are required by the City of Richland for a variety of projects. 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. Examples are:

- Retaining walls where any slope is involved
- Storage Sheds
- Decks
- Patio covers
- Swimming pools and swim spas
- Interior remodeling valued over \$500
- Internal wall location changes

You need to have your building permit before starting your project. The ACC will want to see the permit as part of their review.

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 in the homeowners manual, on the HR website, 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

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 **Erica@paragongroupwa.com**.



COMMON GROUNDS REPORT

The first quarter of the growing season has been a challenging one. The biggest issue was dealt by mother nature as we experienced a second winter season with much lower-than-normal precipitation. The consequences were a higher amount of sod "brown spots" and a much higher tree fatality rate. I would like to recognize Heritage Landscaping for all there proactive and quick responses to this rapidly evolving issue. Without that level of support things could have really gotten out of hand.

One maintenance surprise this spring was a motor failure in our front entrance north fountain. This motor was replaced early in the 2020 season but after sending it to the manufacturer they approved a warranty replacement pump and we were back up and running in late June. The savings to the HOA was approximately \$3000! Another positive item during this period was completion of the irrigation systems and initial planting for Quail Ridge Phase I. The Heritage construction group completed this scope under contract with the Pahlisch Development Company. By early May our maintenance group started regular mowing & other services. After Phase II is completed later this summer, we will have another loop walking path which will connect to the Grayhawk neighborhood.



We also have several projects in the works after the HOA board approved 2021 funding. Following is a brief recap of the progress: 1) the Sandpiper water feature (Golf Course Hole #8) was drawn down for much needed "muck out" and operation improvements. By late June the pond was ready for water and we immediately saw the improvement to pump priming and higher flow rates. 2) the Crosswater water feature was due for a double pump replacement after failure in 2020. It took Heritage several months to find the appropriate replacement pumps a new smart control system. The system is set to install and should be up and running in early July. Thanks to all for your patience. 3) In early June, three contractors were asked to solicit bids for our walk path asphalt repairs. Unfortunately, two contractors no bid due the unique requirements for a "root barrier" system to help alleviate future root upheaval. The single bid accepted is currently being reviewed and award is hopeful for the start of construction in August. 4) due to the amount of tree removal over the last two seasons, we have been approved to begin a tree-plant-back program this fall. I have been reviewing and will select several tree species to use for that purpose. Unfortunately, this will not begin until the summer heat subsides this fall. This will not be a one-for-one replanting but an economical approach to enhance and work with the surrounding plantings.

Again, thanks for your support and valued feedback.



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

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HOURS OF OPERATION

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SATURDAY: 6AM-4PM
SUNDAY: CLOSED

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A PORTION OF EACH CUP SOLD GOES TO SUPPORTING OUR VETERANS!

THANK YOU!



HORN RAPIDS PLAYERS CLUB



The inaugural Horn Rapids Players Club Red, White and Blue Scramble, held on July 3, was a scorching (literally) success! Twenty-eight teams (115 players) braved the heat and teed it up for the family and friends tournament, capped off by a Fourth of July picnic hosted by Rewster's Craft Bar and Grill.

Other tournament winners include:

Low gross team	Merv Greenidge, Ron Rabenstein, Bill Kayser, Dan Connell
KP #6	Don Bogart
KP #8	Jalen DeVine
KP #13	Steven Dai
KP #17	Rich Buel
Ladies Long Drive	Nicole Prophet
Lowest Score on Par 3s	Art Pryor, Bob Ford, Larry Childers, Kirk Thomas
Lowest Score on Par 5s	Josh Garza, Tricia Cheevers, Claire Dormaier, Joe Cheevers
Highest Gross Score	Doug Lemke, Stan Douglas, Jerry Corbin, Todd Curtis

The Horn Rapids Players Club plans to make this tournament an annual event. The format is meant to be fun and inclusive, so everyone from accomplished golfers to novice players is welcome.

It's not too late to join the Horn Rapids Players Club. If you are interested, email hornrapidsplayersclub@gmail.com or stop by the clubhouse and pick up an application.



This year's tournament champions were Dennis Williamson, Jeff & Cheryl Riddelle, and Don & Rosie Bogart (left to right). Their victory will be memorialized with a special plaque displayed in the Horn Rapids clubhouse.



The teams included a number of junior players who are welcome to join the Players Club. Our junior long drive winner was Rose McCartney.

HORN RAPIDS Golf Course

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[HORNRAPIDSGOLFCOURSE.COM/2021MEMBERSHIPS](https://hornrapidsgolfcourse.com/2021memberships)

Rewster's Craft Bar & Grill

Dear, home owners in the Horn Rapids Community.

We want to thank you for all of the support so far at Rewster's Craft Bar & Grill and the constructive feedback to make this apart of your home. Our goal is to make Rewster's a welcoming area for everyone to come enjoy great food, drinks, and friends. If you haven't had a chance to visit us we will great you with open wings!

We encourage anyone that wants to stay up-to-date with the latest news or events going on at Rewster's Craft Bar & Grill to go to <https://hornrapidsgolfcourse.com/newsletter/>. It's a simple process to stay informed, just fill out the information needed and receive emails.

We look forward to seeing you soon!



SOCIAL & WELCOME COMMITTEE REPORT

Hello Horn Rapids Community! This is Ashley with the Social Committee.

We have two events coming up in the neighborhood in August and September.

August 3, 2021 at 5:30pm-7:30pm is our first National Night Out neighborhood party. Come down to the pool pavilion to meet local police, enjoy free burgers and hot dogs, family friendly activities and purchase a cold treat from the We Ice food truck.

September 24-25, 2021 Community Yard Sale.

HEARTSafe CPR will be presented in conjunction with the HR HOA, HR Golf Course And the Richland Fire Dept. This will be August 24 in the Sage Room. (event room next to the HR pro shop). Two sessions, 11-12 noon, and 6-7 pm, on that day. Learn hands only CPR that very well could save a life! Also get familiar with an AED, Automated External Defibrillator. The Pro Shop will be receiving one in the near future.

Any questions contact social@hornrapidshoa.com

Ashley Abell

Social Committee | Horn Rapids Master HOA

social@hornrapidshoa.com



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 Leverson.....	commonareas@hornrapidshoa.com.....	(509) 222-0551
Architectural Controls Committee (ACC)	Bernie Femerite	acc@hornrapidshoa.com	(509) 375-0250
Social Committee	Ashley Abell	social@hornrapidshoa.com	(509) 262-8316

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	Eric Finley	ericfinley1gmail.com	(509) 366-7848
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

