



Tee Times

A HORN RAPIDS HOMEOWNERS
ASSOCIATION QUARTERLY NEWSLETTER

MANAGER'S CORNER

Welcome to 2022 and welcome to all the families that purchased homes this past year in the Horn Rapids community. Our community continues to grow with the Quail Ridge division currently under development. There are currently 1279 living units in Horn Rapids.

This past year has once again been one of many challenges. COVID-19 restrictions have continued to prevent us from conducting in-person board meetings. In an effort to improve community input and communication, our two resident board members and all of the HOA management team will be conducting HOA owner in-person meetings quarterly in 2022. This will provide all owners a forum to address questions and concerns directly to the HOA staff and the board members who live in Horn Rapids. It will also allow the staff to communicate the status of projects and issues that affect all of us in Horn Rapids.

In addition, pool use was restricted for the first half of the season and many planned reserve and capital projects were not completed due to contractor backlogs.

We welcomed two new members to the management team, J.R. Smith as Assistant Manager and Jillyan Shear as Pool Manager. Both were great additions to the team. We also saw the passing of the torch on the Social Committee from Karen Harper to Ashley Abell. Thank you to Karen for her contributions to the community and we look forward to what Ashley has in-store for 2022. On January 1, 2022, we welcomed Ksenia (Susha) Akimova to the team as our new webmaster, replacing Jessica Schumacher. We thank Jessica for her contributions to the HOA.

The board consists of seven members, two of which are Horn Rapids owners. Jerry Beach was appointed in 2019 to fill a vacated position and Tom Harper was elected to his position by the November annual ballot with his term commencing January 1, 2022.

A complete listing of all HOA management team members, board members and other contact information is noted on the last page of this issue of the Tee Times.

MANAGER'S CORNER

Continued...

Last year in late January we began implementing a web-based HOA management software, AppFolio. This software enabled us to consolidate various prior program into one management platform. This program includes many capabilities that assist the HOA in areas such as accounting, dues collection, communication, and Rules and Regulations code violation notification and tracking. This year we are adding all the HOA Documents previously found on the hornrapidshoa.com website as well as an event calendar for the association. The goal here is to provide all owners one source for all the information regarding the HOA. To access this information, login in to your AppFolio portal and, from the Menu, click on Shared Documents or, if looking for coming events, click on the Calendar. For those who have not activated their portal, please do so as this will be the primary resource for all the HOA information. If you need assistance with activating your portal, please go to the hornrapidshoa.com website and click on the AppFolio link or contact our bookkeeper.

As we look forward to the new year, we hope all our residents remain healthy and we can get back to some normalcy in our lives. Our team is committed to managing to the standards set forth in our HOA governing documents and ask that each of you do your part in helping this community maintain those standards.



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



POOL | SWIMMING CORNER

Hello Swimmers!

Looking forward to the swimming season? Me too! I'm tired of this cold weather. It's still a few months away, but I've already been thinking of ways to enhance your pool experience for this coming season. I plan to keep the pool in amazing shape as it was last year and look forward to seeing last year's faces and new faces alike!

Last season we were once again impacted by Covid-19 with limited access the first half of the season. We also replaced much of the old operating equipment which dramatically improved the quality of the water and the swimming experience.

The card entry system installed was also a big help regarding easier access for all. As a reminder, cards that were issued last year will continue to be what you use in this and subsequent years so do not dispose of them as you will be charged a \$10 fee for a new one.

As we get closer to the season, more information will be coming so stay tuned.

See you soon and happy swimming!!!!

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



RULES & REGULATION REPORT

Greetings to all our wonderful Horn Rapids Homeowners in our golfing community. I am going to start off the new year with a joke for all those in our golfing community!!! Do you know why a golfer needs to carry an extra pair of socks in the bag when playing golf? Answer: They might get a hole in one!!!!

Now on to business! The Rules and Regulations Enforcement Committee worked diligently in 2021 and observed many violations while driving around in our lovely community, plus homeowners brought violations to our attention and we addressed those violations as quickly as we could. By using our AppFolio system we were able to immediately send out email violation notices with photos attached addressing the issues in a timely manner resulting in homeowners getting back into compliance with the HOA Rules and Regulations and CC&Rs.

As a reminder, it is joint effort. We need to continue to work as a team to do our part in keeping our homes in the Horn Rapids community looking beautiful, so please review and continue to follow the Rules and Regulations, CC&R's, Architectural Guidelines and Bylaws of the Horn Rapids Master Homeowners Association. If you have not read and would like a better understanding of all the current rules and regulation and CC&R's these documents are accessible on the hornrapidshoa.com website.

Here is an overview of the number of Rules and Regulations & CC&R's violations the RR&E Committee sent out and resolved in 2021: As you can see, yard maintenance and recreation vehicles parked in front of homes over 72 hours were to the two biggest violations we addressed last year.

▶ Rule 2.1 – Registration	10
▶ Rule 2.c – Common Area	01
▶ Rule 5 – Neighborly Conduct	01
▶ Rule 6 – Animals	07
▶ Rule 7 – Trash	02
▶ Rule 11 – Off Road Vehicle	06
▶ Rule 13 – Business Activity	05
▶ Rule 16 – Vehicle Parking and Storage	03
▶ Rule 17 – Recreation Vehicles	17
▶ Rule 18 – Signs	10
▶ Rule 21 – Fences	14
▶ CC&RS 6.22 – Owner Maintenance Responsibilities	32
Total Violation	108

If any homeowners are interested in being an enforcement officer on the Rules, Regulations and Enforcement Committee on a volunteer basis we could really use your help. It is simple, we help homeowners by reminding them of the rules and regulations for our community. With our new enforcement compliance system, there are no more knocking on doors and addressing homeowner face-to-face, you just send out a violation email and you can remain anonymous if you would like. Any interested homeowners please contact Wayne Osmundson, Chair at: rules@hornrapidshoa.com or 308 7210 and we can provide you with all the information you need to join our team.

We are looking forward to an outstanding new year and we want to wish everyone in the Horn Rapids homeowner's community an exciting 2022.

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. 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 Horn Rapids website, or Bernie can provide you one. You may get assistance or advice from any of the committee members.

For the 12 months ending Oct.1, 2021, the AC Committee reviewed and approved 145 project applications, ranging from repainting, to fences, to landscaping, etc. We also advised several owners regarding maintenance projects and revisions to projects which otherwise would not have been approved. We had one revoked project application, due to incoror which enforcement action was taken – it was brought into compliance. One "freelance" project was stopped for improper installation and lack of ACC review, which was restarted with revisions and ACC approval. Generally, there have been fewer "freelance" projects this last year; it seems better communication with owners is getting favorable results.

The Committee had one resignation during the year, due to a transfer. Tom Bratvold resigned after some 12 years of service on the Committee. The vacancy was advertised in the community and two well-qualified candidates were asked to join the Committee:

Michael Dale and Missy Boysen , both with extensive architectural and engineering experience, joined the ACC in September.

The makeup of the ACC is now:

- David Clymer 509-420-6497
- Ken Burk 509-521-1829
- Missy Boysen 920-569-9899
- Michael Dale 509-388-1367
- Bernie Femreite 509-375-0250

Bernie

Architectural Controls Committee | Horn Rapids Master HOA

acc@hornrapidshoa.com



COMMON GROUNDS REPORT

A little reflection on a very challenging Common Grounds season.

From a second winter drought to a front entrance pond algae infestation and lastly a summer heat wave. All added consequences that required extraordinary effort and changes for the future. Again I want to thank the crew from Heritage for their support in managing and minimizing the effects of these extreme conditions.

The drought caused us to remove 14–16 mature trees and place another 18–20 on a watch for next year. Next year we will up our tree plant back program to replace and supplement some of our loses. The pond algae infestation in May and June was shocking in its size and onset speed but we eliminated it with two applications of a new chemical. In June the record setting temperatures started into motion the conditions creating the worst weed infestation in over a decade. Unfortunately our single program herbicide application, though usually effective, wasn't enough to control the weeds and crab grass through the summer. Next year we're going to add another application in the spring to supplement the program June application.

On a happy note, the Quail Ridge development progressed to a point where we added a second walkway loop route. A couple priority projects for the 2022 season include the much needed walkway asphalt repairs in the spring, several improvements to the front entrance pond and round-about areas and the start of program to refresh some of our older neighborhood monuments. I would like to thank the home ownership for their continued support, feedback and patience.



SOCIAL & WELCOME COMMITTEE REPORT

Hello Horn Rapids neighbors. 2021 had numerous social events to help bring the community together such as National Night Out, Yard Sales, monthly Horn Rapids Night Out, monthly bunco, clothing and food drives to help local charities, the Christmas Bazaar, Letters to Santa and the annual Christmas Cart Parade. We have many exciting events planned for 2022.



National Night Out



Neighborhood Art Exhibition with Rose Quirk and Carolyn Zingmark



Monthly bunco at Rewster's Event Center



Christmas Bazaar at Rewster's Event Center



Winners of the Best Cart in the Annual Lighted Christmas Cart Parade



Clothing and food drive to help support local charities Mo's Place and My Friend's Place. Thank you to the community for your generous donations.

Save the Dates

February 2, 4pm-7pm **Horn Rapids Night Out at Rewster's**

February 9, 6pm **Neighborhood Bunco at Rewster's Event Center**

February 5, 10am-1pm **Meet and Greet with the Social Committee at Rewster's Event Center**

Please reach out to social@hornrapidshoa.com if you have any questions as well as if you would like to join the social committee or volunteer to help out at an event.

Ashley Abell
Social Committee | Horn Rapids Master HOA
social@hornrapidshoa.com



Horn Rapids HOA Social Committee Survey Results

The Horn Rapids HOA Social Committee sent out a survey to the Horn Rapids residents and got 269 responses, here is what they said!

82.8%

of Horn Rapids have heard about the Horn Rapids Social Committee and recent events.

How likely are Horn Rapids residents or members of their household to participate in a launch party with the Social Committee and neighbors to learn more about the committee and offer suggestions?

11.3% Very Likely
42.6% Somewhat Likely
46% Not Likely

How likely are Horn Rapids residents or members of their household to participate in a community wide picnic?

16.2% Very Likely
49.6% Somewhat Likely
33.8% Not Likely

How likely are Horn Rapids residents or members of their household to participate in a Block Party for each subdivision?

39.7% Very Likely
45.3% Somewhat Likely
14.2% Not Likely

How likely are Horn Rapids residents or members of their household to participate in a community wide holiday party held at the Horn Rapids event center?

15.7% Very Likely
40.1% Somewhat Likely
43.4% Not Likely

How likely are Horn Rapids residents or their household members to participate in a craft fair or holiday bazaar?

21.9% Very Likely
41.1% Somewhat Likely
35.5% Not Likely



Horn Rapids HOA Social Committee Survey Results Continued –

How likely are Horn Rapids residents or other members of their households to participate in a community Golf tournament?

12.8% Very Likey
22.6% Somewhat Likey
63.4% Not Likey

How likely are Horn Rapids residents or other members of their household to participate in monthly gatherings at local restaurants/bars for a happy hour social to help support local businesses?

12% Very Likey
36.7% Somewhat Likey
49.1% Not Likey

How likely are Horn Rapids residents or other members of their household to to donate to a Food or clothing drive to help support local charities?

54.9% Very Likey
38% Somewhat Likey
6% Not Likey

How likely are Horn Rapids residents or other members of their household to participate in a Vegas night in the event center?

9.7% Very Likey
26.6% Somewhat Likey
62.9% Not Likey

How likely are Horn Rapids residents or other members of their household to participate in a parking lot pre-funk (tailgate) and cart show before the annual Christmas golf cart parade?

10.6% Very Likey
26.4% Somewhat Likey
61.1% Not Likey

How likely are Horn Rapids residents or other members of their household to participate in a New Years Eve party at the Horn Rapids event center?

5.6% Very Likey
24.4% Somewhat Likey
68.8% Not Likey

How likely are Horn Rapids residents or other members of their household to participate in an Easter egg hunt?

11.3% Very Likey
19.5% Somewhat Likey
68% Not Likey

How likely are Horn rapids residents or other members of their household to participate in a contest for decorating the entrances of each subdivision/community for the December holidays?

7.2% Very Likey
26.4% Somewhat Likey
66.4% Not Likey



Horn Rapids HOA Social Committee Survey Results Continued –

Would Horn Rapids residents be interested in becoming a member of the Social Committee?

1.9% Yes
18.3% Maybe
77.2% No

Would you follow us on Facebook or Instagram for upcoming events and to share ideas if we had a page?

44% Yes
28.2% Maybe
28.2% No

How interested are Horn Rapids residents or their household members in what's happening in the Horn Rapids neighborhoods?

45.9% Very Interested
50% Somewhat Interested
4.1% Not Interested

Are Horn Rapids residents or their household members members of the Horn Rapids group on NEXT DOOR?

61.4% Yes
36.3% No

How likely are Horn Rapids residents or other members of their household to participate in a New Years Eve party at the Horn Rapids event center?

5.6% Very Likely
24.4% Somewhat Likely
68.8% Not Likely

Did Horn Rapids residents or their household members know that our social committee has it's own group on NEXT DOOR 'Horn Rapids Social Society'? Interested in joining our group to follow upcoming events? If so click the link below. <https://nextdoor.com/g/mnrvmgtnf/>

11.3% Very Likely
19.5% Somewhat Likely
68% Not Likely

Thank you to all the residents who participated and be sure to look out for more surveys in the future!



Sage College Prep Services

Having trouble with math?

$$(a + b)^n = \sum_{r=0}^n \binom{n}{r} a^{n-r} b^r$$

- a) What is this?
- b) What do you use it for?
- c) Can you use it to find the third term of $(x + y)^6$?

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Answers: a) The Binomial Theorem. b) Finding the terms when you expand a binomial; c) $15x^4y^2$

-Rich Quadrel, Ph.D.



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HORN RAPIDS PLAYERS CLUB

Join the Players Club for the 2022 Season!

Registration is now open for both new and returning members

By Rich Quadrel, President
Horn Rapids Players Club

The Horn Rapids Players Club is a social organization dedicated to the golfing and social pleasure of its members and their guests. As a member of the Players Club, you will receive:

- Invitations to participate in the 2022 Players Club tournaments, in which the prize purses are typically \$2,000+.
- A voucher for a complimentary 18-hole round with cart and range token.
- \$5 discounts on Horn Rapids green fees.
- Handicap service through the USGA GHIN system.
- A host of other benefits including discounted green fees at golf courses in Washington and Idaho, a subscription to the *Pacific Northwest Golfer magazine*, and discounts on hotels, events, and apparel.

We invite you to join the Players Club for the 2022 season. The registration fee remains at \$55, plus an optional \$5 if you want to join the Hole-in-One pool. At the end of the year, the pool is distributed to all players who shot a hole-in-one during the year. Unless we have another hole-in-one before December 31, each hole-in-one is worth nearly \$300 this year!

The Players Club is open to men, women, and juniors of all skill levels (players under 18 years of age may join for only \$5). To join, go to our webpage at hornrapidsgolfcourse.com/players-club, complete the online registration form, and bring your payment to the Horn Rapids Pro Shop. Be sure to pick up your voucher for a complimentary 18-hole round when you drop off your payment!

For more information about the Players Club contact us at hornrapidsplayersclub@gmail.com.



GOLF COURSE NOTES

Come get your 2022 golf membership at Horn Rapids Golf Course. We have multiple options to choose from depending on what works best for you.

If you like to play Monday–Friday then the bronze membership is the right choice. Play unlimited golf anytime during the week starting at \$1,450!

If weekend golf is more of your taste than the gold membership is the one for you. Play unlimited golf anytime Monday–Sunday starting at \$1,700!

For the people who want the whole package wrapped into one the platinum is the right one for you. Golf anytime Monday–Sunday, unlimited range, and a cart rental or trial fee starting at \$2,265!

Are you someone that likes to golf but cant make it to the golf course until after work? Our twilight memberships is built for the working class. Golf any day after 1pm for only \$595. If you want a cart as well then add another \$125 for a total of \$720!

We have monthly memberships options for every full membership that we offer. Pay 25% of the membership on the day of sign-up and pay the rest of the membership with a small payment every month for 12 months.

Josh
Golf Course Manager | Horn Rapids Golf Course
josh@hornrapidsgolfcourse.com

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!



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**.



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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
Social Committee	Ashley Abell	social@hornrapidshoa.com	(509) 262-8316
Webmaster	Ksenia Akimova	webmaster1@hornrapidshoa.com	(509) 551-2811

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	Tom Harper	tjharper3@aol.com	(509) 554-7116
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

