



Tree Times

A HORN RAPIDS HOMEOWNERS
ASSOCIATION QUARTERLY NEWSLETTER

MANAGER'S CORNER

As we close out the year, I would like to thank the HOA staff and all the volunteers for their commitment, hard work, and support throughout the year. The HOA staff is a dedicated group of fellow owners who volunteer their time and includes a small stipend. The objective of the team is to ensure all the assets and governing document elements of the Horn Rapids development meet the standards we expect and agreed to when purchasing our homes in this community. We welcome anyone interested in joining our team.

The HOA continues to grow with the 1312 living units and many more to come as the Quail Ridge division is built out.

The HOA will have its first in-person homeowners meeting since 2019 on January 17, 2023, at the golf course event center (formerly the Sage Room) at 5:30 PM. This will be the first in-person meeting since Pahlisch Homes became the declarant and took over as the developer. This will be a good time to direct questions you may have about the future development plans. We look forward to seeing you there.

In the last several weeks, we have been impacted by weather events. As noted in several email messages, we had considerable damage from the windstorm that passed through. Downed trees were removed but the sidewalks damaged will not be repaired until spring when we have better weather. Please avoid the Village Parkway sidewalks if possible as this was the area with the most damage. We have yellow spray-painted pathways and sidewalk areas that are hazardous but leaves and snow could cover these areas so please take caution when using them.

The early snow was another surprise. As a reminder, when we have a snow event, we monitor the depth and forecast to determine if and when we will remove snow. The HOA snow plan is to plow the inside pathway loop for River Park and River Valley drives as well as the Village Parkway that runs on the outside of Quail Ridge. Sidewalks in front of homes are the responsibility of the homeowner. The city limits their primary plowing to River Park, River Valley, Village Parkway. The HOA is forbidden from removing snow from any of the roads by the city.

MANAGER'S CORNER

Continued...

The 2023 budget was just reviewed, passed, and ratified by the HOA board. As a result of increased expenses primarily caused by increasing commodity costs, the states minimum wage increase, the new landscape maintenance contract, and the projected higher costs of items covered in our Reserve Study, dues will increase from \$130 per quarter to \$140 per quarter with the new year starting January 1, 2023.

One of the two Horn Rapids board positions expires December 31, 2022. The election to fill this position was conducted with votes counted and verified on December 1, 2022. We had two owners vying for this position, incumbent Jerry Beach and Jill Doel. Jerry Beach received the most votes and will start a three-year term January 1, 2023. A thank you to both candidates for stepping forward to vie for this position.

We wish all of you Season's Greetings and a healthy, safe new year!



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

PARKS REPORT

Hello everyone, hope everyone had a great summer! The question is are you ready for a wonderful winter as the temperatures are starting to dip into the twenties at night and the thirties during the day, but that is not stopping the diehard golfers from getting their rounds in at the Horn Rapids Golf Course. Tee Time joke of the fourth quarter. What is a golfer's worst nightmare? The Bogeyman. **Happy holidays to all.**

Pickleball, Pickleball, Pickleball, is America's fastest growing sport – According to US Pickleball, 4.8 million people are now playing pickleball in the U.S.

Pickleball is an addictive game that won't stop growing. Most of pickleball's players who play more than eight times a year are over 65, but the game is getting younger, with the strongest growth among players under 55, according to USA Pickleball. But with so many new players, the U.S. is struggling to keep up with demand for courts and that is why the Horn Rapids HOA was proactive and added two brand new pickleball courts for all the pickleball players who live here in the Horn Rapids HOA.

The brand-new Horn Rapids HOA pickleball courts were a big hit this summer and were being used every day by numerous Horn Rapid HOA homeowners that are experienced players and also the many new beginner players who want to learn to play the game of pickleball. According to rumors our pickleball courts are the nicest courts around.

Rich Quadrel, Players Club President at the Horn Rapids Golf Course and the Horn Rapids HOA put together a doubles pickleball/golf event for anyone who wanted to put together a doubles team to play in the event. The doubles teams used their scores from a round of golf and then combined the scores from several pickleball games which determined the winners. Several teams participated in the event, and they had so much fun. We hope to double the number of teams next year for this fun and exciting event.

The repair and resurfacing of the Swimming Pool Parking Lot and Tennis Courts are HOA projects proposed for 2023:

1. The Swimming pool parking lot is in real need of being crack sealed, seal coated and re-lined.
2. The tennis courts are needing to be re-surfaced. There is consideration of turning the eastside tennis court into (4) four pickleball courts to meet the needs of all the pickleball players who live here in the Horn Rapids HOA.



RULES & REGULATION REPORT

The Rules, Regulations and Enforcement Committee says thank you to everyone for a great 2022. Just a reminder the local elections are over, so it is time to remove all the election signs you may have displayed in your yards.

Winter safety is all of our responsibilities. As winter approaches watch out for snow and ice on your driveways, sidewalks, and roadways that can create a real safety hazard. Please do your part and be safe when out walking, slow down when driving on the slick roads and try to keep your vehicle(s) parked in your garage or in your driveway, so when snow removal from sidewalk and roadways is required there are no vehicles in the way.

We do not want to be a broken record, but we continue to have a few homeowner not following Horn Rapids HOA Rules and Regulations listed below:

1. Dogs running loose, dogs not on a leash and not under full control of the owner.
2. All types of recreational vehicles parked in driveways or in front of the house for over seventy-two (72) consecutive hours. In Quail Ridge you can only stage for 24 hours.
3. Homeowners not registering their renters with the bookkeeper.

If you have not read and not up to speed on all the current Rules and Regulation and CC&Rs, you can review these document on the hornrapidshoa.com website or on the AppFolio portal under shared documents.

Please be safe, stay warm and have an outstanding winter. Happy Holidays to all.



J.R. Smith, Assistant Manager | assistant.manager@hornrapidshoa.com
Wayne Osmundson, Rules & Regulations | rules@hornrapidshoa.com
Horn Rapids Master HOA

AGING AND SENIOR CARE RESOURCES FOR COMMUNITIES IN WASHINGTON

In-Home Care in Washington

Seniors who wish to age in place can have peace of mind about hiring assistance, thanks to the state's strict regulation of home care agencies. Read [here](#) to learn more about in-home care costs in Washington, financial assistance options to help pay for care, and available free and low-cost aging-related resources.



POOL | SWIMMING CORNER

The pool saw increased use in 2022. Part of this can be attributed to not being restricted by Covid but the outstanding cleanliness and condition of the pool and the excellent water quality were also significant factors.

As we look forward to the 2023 season, please note that you still need to register to use the pool prior to using it even though you have entry cards and wrist bands. We deactivate all cards at season end. We will have several times prior to pool opening for owners to register. As a reminder, your HOA account must be current to activate your pool entry card.

In 2022, we upgraded our automatic pool chemical system, moving from liquid chemicals to tablets. This move eliminated the danger in handling these toxic chemicals. In addition, the tablets have a much longer shelf life which helps in controlling costs.

Although we had some negative incidents this past year, most users were kind, courteous, and supportive of the rules and guidelines we have in place to ensure a positive experience for all.

We did note that we were understaffed for the time and effort to manage the operations resulting in increased funding for 2023. If you are interested in working or volunteering next year, please contact pool staff once announcements are sent out.

HAPPY SWIMMING IN 2023



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 the ACC application is submitted in a timely manner. Please submit you 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. 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 (acc@hornrapidshoa.com , or by phone). The application form is in the homeowners manual, on the HOA website, or Bernie can provide you one. You may get assistance or advice from any of the committee members:

ACC members are:

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



SOCIAL COMMITTEE REPORT

This fall was busy, the Social Committee organized a Community Potluck and Chili Contest, Outdoor Craft Bazaar, Trunk or Treat and Lighted Golf Cart Parade.

Community Potluck and Chili Contest



Chili Contest winner!

Trunk or Treat



Continued....

Golf Cart Parade



Best decorated golf cart winner, cookie contest winner, and judges!

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



COMMON GROUNDS REPORT

Another busy season has come to a close for the Common Grounds team. I've had great support from my fellow HOA members, Heritage Landscaping and lastly the Superior Tree Service in response to these issues. Of course, many of the issues were brought to our attention from homeowner feedback and we always appreciate that.

In late June and July, we had green belt impacts from low water pressure from the City of Richland irrigation system during our first period of high heat conditions. Most issues were isolated to the Eagle Watch, Sandpiper and Quail Ridge neighborhoods. Heritage scrambled to adjust watering times to better compliment homeowner needs. The Pahlisch construction group also helped with hoses and sprinklers normally used for homebuilding dust control. And last, the City of Richland Water Department stayed with it until the problem was found and remedied. Damage to the sod was largely moderate and by the end of the season mostly recovered.

The other big issue was the extreme wind conditions on November 4th-5th. Village Parkway through Sandpiper and Eagle Watch was the hardest hit, but the Sedona neighborhood was impacted around the storm basin green belt and the playground. Overall, approximately 25-30 trees were blown over and thankfully no injury or property damage was sustained. Thanks to the Superior Tree Service professionals for their cleanup support over Saturday and Sunday and one additional day after they caught up with other critical calls from other Tri Cities' customers. Stump removal is in process, but sidewalk repairs will take time as this is off season for most contractors. Please avoid affected areas along Village Parkway through the Sandpiper and Eagle Watch areas for safety reasons.

I'll close with a bit of good news, after a public solicitation from five landscape companies, Heritage Landscaping will be retained for our common ground maintenance for another five years. I can tell you in my four seasons of oversight, they have performed extremely well in every aspect of maintaining our community. A big part of their success is the professionalism they've always had coupled with legacy knowledge of our property and our irrigation systems.



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

HORN RAPIDS PLAYERS CLUB

Join the Players Club for the 2023 Season!

Registration is now open for both new and returning members

*By Connor MacDougall, Vice President
Horn Rapids Players Club*

We invite you to join the Players Club for the 2023 season!

The Horn Rapids Players Club is a social organization dedicated to the golfing and social pleasure of its members and their guests. Annual membership fees remain at \$55 for adults and \$5 for juniors 18 years and under.

As a member of the Players Club, you will receive:

- A voucher for a complimentary 18-hole round with cart and range token (Valued at \$60 if redeemed Fri-Sun)
- Handicap service through the USGA GHIN system.
- \$5 discounts on Horn Rapids green fees.
- Invitations to participate in the 2023 Players Club tournaments, in which the prize purses are typically \$2,000+.
- The option to enter the Hole-In-One pool for an additional \$5 (Hole-In-One winners this year are expected to be paid almost \$300 each!)
- A host of other benefits including:
 - Discounted green fees at golf courses in Washington and Idaho
 - A subscription to the Pacific Northwest Golfer magazine
 - Discounts on hotels, events, and apparel.

The Players Club is open to men, women, and juniors of all skill levels. 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. Payment must be made by either cash or check (payable to the "Horn Rapids Players Club"). 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.



Rich Quadrel
President



Connor MacDougall
Vice President



Ken Burk
Handicap Chair



Jill Shear
Tournament Director



Cliff Cartwright
Treasurer



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
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