



Tree Times

A HORN RAPIDS HOMEOWNERS
ASSOCIATION QUARTERLY NEWSLETTER

MANAGER'S CORNER

During the last year and into this spring, our community has experienced an increase in criminal type behavior including mail theft, vehicle break-ins, vandalism, suspicious vehicle activity, trespassing, and even a shooting. We ask that all be vigilant and report any suspicious activity to the Richland Police and copy me as well. If you feel unsafe contact law enforcement immediately with as much information as you can provide. We are also investigating video security options at our main entrances and exits to be addressed at the next budget cycle if appropriate.

The community has also experienced increased wild animal activity, primarily with skunks and coyotes but also including owls, hawks, and eagles. Our community sits adjacent to acres and acres of undeveloped land on the Yakima River so some activity should be expected. However, what keeps these animals coming back is a food source, be it dog or cat food left outside, bird food that's fallen from a feeder, or other types of food. As long as the food source is there, they will return.

With spring officially here, several planned projects have begun or will be soon. The planned projects costs are covered by either the Reserve account or the Capital Improvement account.

The list of projects includes the following:

- Installation of key card/fob access controls to the tennis and pickleball courts gates scheduled for completion by the end of April. Pool and court access will require key cards or key fobs for entry. Times will be scheduled for getting key cards or key fobs if you don't already have one. The card owners currently have will work for the pool as well as the new access points at the court gates.
- Conversion of one tennis court to four pickleball courts with completion by the early summer, weather permitting. This project includes repairing, resurfacing, and re-lining all of the main park courts, as well as installing pickleball nets and fencing separating the pickleball courts and the remaining tennis court.
- Resurface the pool deck with completion by April 18.

MANAGER'S CORNER

Continued...

- Repairing and resurfacing the parking lot including repairing and filling in the cracks, resealing, and re-lining. This will be done in sections to allow access to portions of the lot until the project is completed.
- Major cleaning and relining of the Buchanan Park court.

As one can see, there is a lot to be done in the main park complex area that we hope to have completed by early summer, again weather conditions permitting.

In addition to the above, the common areas, pathways, monuments, fountains, waterfalls, entry pond fountains, irrigation, plants and tree care are continuous ongoing projects and tasks. We are very fortunate to have Mike Leverson (Common Areas Manager) watching over all of the common area's projects and daily maintenance activities.

A new pickleball league has been formed for our members. The name of the league is OOPL (Our Own Pickleball League). Rich Quadrel approached us with the idea and we worked with him to finalize details. Rich is the league director and we thank him for organizing this in such a short time. The initial plan was to start with eight two-person teams (sixteen players) but, within twenty-four hours, over forty-eight players responded so we expanded the opening session to twenty-four two-person teams (forty-eight players). The league will include three sessions so there will be an announcement at the end of April for signups to the next session. With the addition of the new courts, we may be able to accommodate a larger group of players in the future.

Recently a survey was sent to all owners to gather feedback on three subjects. The subjects addressed were ones that were derived from many complaints and suggestions from owners and did not originate from the board. An even 500 responses were received with the results shared with all owners and the board. Although there are over 1310 residences, the number of responses was greater than any survey or vote the association has conducted. I encourage everyone to participate whenever another survey is conducted to have your voice heard. The board has tabled any immediate action on the parking subject and the access to golf course property yards subject at this time.

The Horn Rapids Master HOA staff is committed to ensure the high standards of our community are upheld. That is our responsibility and mission. We all appreciate everyone's cooperation in supporting these efforts.

Looking forward to a busy spring and a great summer!!



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

4 NEW PICKLEBALL COURT COMING SOON

Hope everyone had a tee-rrific winter. Here is the 1st quarter golf joke that is 'FORE' everyone. How do you know when your golf game is terrible? When you had to have your ball retriever regripped.

I am excited to get started on the project of converting the eastside tennis court into four new pickleball courts.

The conversion of the eastside tennis court will be in phases. The first phase is installing three new gates. The two entrance gates that face north will have automatic self-closing hinges, and each gate as the pictures show will have a security electronic keycard/fob reader to allow access to the tennis court and the pickleball courts just like the one we use at the swimming pool. The third new gate located on the northwest corner of the tennis court will have a panic bar and is only to be used for exiting the courts. Once the new gates are installed homeowners will need to use their key card or fob to gain access to the courts once the project is finished. If you have not purchased a key card or a fob, they will be available to purchase at the pool. We will be setting up a date and time to purchase your key card/fob in the near future.



Please be patient during this project as there will be times that there will be no access to the tennis court/ basketball hoops while certain phases of this project are taking place.

The second phase is installing a four-foot black chain link fence to separate the four new pickleball courts from the tennis court.

The third phase is the restoration process of fixing all the cracks in the surface of the courts and then put a new court surface on the courts and then line the four pickleball courts and the tennis court to complete the project.

There are a couple of other projects I will be working on that include installing a dedication park swing bench next to the pickleball/tennis courts and installing one more doggie waste station.



RULES & REGULATION REPORT

With spring approaching having a lawn maintenance program in place is the key to having a healthy and vibrant yard. As we all know a lawn is a living organism so feeding your lawn and proper watering will keep your lawn free of weeds and disease. We hope all the landscaping tips Gary Varney, HOA Manager sent out on March 8, 2023, are helpful to you in maintaining a healthy and beautiful yard in 2023.

Kids safety is #1, but last year there were many times kids were seen playing on the monument rocks, playing on the stream rock beds and playing in the ponds and there were a couple of incidents where kids fell into the ponds and thank the lord no one's child was hurt. We want to remind parents that in the Rules and Regulations #3, Ponds, and Streams it states ponds and streams were installed in various locations throughout the common areas and the Golf Course to visually enhance the aesthetic beauty of the community. No recreational or other use of the ponds, streams or waterfalls is permitted without the written approval of the owner of the golf course or the HOA depending on location. There is absolutely no fishing, swimming, wading, and throwing rocks or debris into ponds or streams. Climbing on rock or water features or walking on ice when ponds are frozen is strictly prohibited. The Ponds and Streams are lined with a vinyl liner to hold the water and can be punctured from fishhooks, dog paws, claws and human activity and are extremely expensive to repair or replace. Residents are liable for damages caused by negligent use of the ponds, streams, waterfalls, and monuments. Homeowners are responsible for damages to these areas as a result of negligence. All repairs to common area shall be performed and costs for repairs billed to the homeowner as a fine.

As the weather gets better and temperatures starts to warmer up more adults and kids are going to be getting out of the house and enjoying the great outdoors. There are going to be a lot more adults and kids walking and riding their bikes throughout the Horn Rapids subdivisions. Last year there were multiple wrecks in our subdivision where motorists lost control of their vehicle by going way too fast. Also, there were many near misses that could have been serious accidents from motorist not stopping at stop signs. Just a reminder the speed limit is **30 MPH** on the collector streets and **25 MPH** on all the remaining side streets throughout the subdivision. Please abide by the law by adhering to the speed limits and stopping at the stop signs every time. Have a safe 2023.

If you want to review the Rules and Regulation and CC&Rs, they are located on the hornrapidshoa.com website or on the AppFolio portal under shared documents. The Rules, Regulations and Enforcement Committee wishes everyone an amazing 2023.



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

LAWN CARE TIPS

Irrigation to our community will be activated starting the first Monday in April. It will take up to a week to complete. To minimize issues with the startup of your respective irrigation, follow the following steps:

- Remove the main filter on the valve that supplies water to your property and put the cap on with the filter out. Inspect the filter for signs of any breakage or defects.
- Remove all the sprinkler heads and clean the filters on the heads and leave them off.
- Turn the main supply valve on.
- Turn your system on and run water through each of the zones for a couple minutes to flush the water lines of any debris until the water is clear.
- Turn off the main supply valve.
- Replace the sprinkler heads.
- Remove the cap and replace the main filter.
- Turn the main supply valve back on and you are ready to program your zones for watering.

Remember, the city charges for irrigation water monthly whether you water or not so PLEASE WATER!!!!

Irrigation alone does not ensure a healthy green lawn. Lawns should be thatched and aerated in the spring. This will help prevent lawn disease and allow fertilizer and water to be effective. In addition, a regular fertilization program along with lawn insect control insecticide will assist keeping your lawn healthy and green.

There have been many reports of vole, mole or gopher damage in yards. These pests are feeding on insects in the yards. To help eliminate this issue, it is recommended that lawn insecticide granules be applied. This insecticide will also eliminate Billbugs and other grubs that are feeding on your grass and destroying the lawn.



POOL | SWIMMING CORNER

Hello Swimmers!

Before you know it, the pool will be open, and we are hoping to have some great swimming weather this summer.

We have a great team this year to keep the pool clean and safe for you to swim in. Any questions or concerns can be addressed with any team member that you see at the pool.

Sometime in April, we will send out an email with a registration link and information for this year's pool season. You will need to register for the pool online each year before it opens on Memorial Day weekend. Your keycard will be reactivated upon your completion of the registration form online. You must be in good standing with the HOA for your keycard to be activated.

For any residents that have never used the pool, you will need to register online. We will set up a couple days and hours for you to come down to the HOA/pool office and purchase a keycard or key fob (new this year). These are \$10 each and no need to purchase yearly, as we'll just reactivate it when you register for each pool season.

Renters need to be entered in our AppFolio system by the owner/rental agency before you have access to any of the HOA amenities, including the pool.

Picnic shelter rentals are available on the HOA website under the Picnic Shelter tab at HornRapidsHOA.com.

We look forward to seeing you this season!
The Horn Rapids HOA pool team



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 (509-375-0250). 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 Dec 2022, the AC Committee reviewed and approved 125 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. Generally, there have been fewer "freelance" projects this last year; it seems better communication with owners is getting favorable results.

We are in the process of revising section 3.1 of the ACC Guidelines to better describe "rockscape" landscaping and to remove provisions for landscaping golf course property.

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.

The makeup of the ACC is:

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



COMMON GROUNDS REPORT

Looking forward to the 2023 season I'm more positive than previous years. First, precipitation over the last three months has been above seasonal averages and well above drought amounts during the last two years. So as the irrigation water is turned on in early April I expect a quicker recovery for our sod, plantings, and trees. Second, during the first quarter, Heritage recovered from last falls delayed fall debris cleanup due to the cold weather and also got a big jump on this year's spring scope. Bottom line, we're in great shape to start the season!!!!

The primary focus this spring will be work to address impacts due to last November's wind storm. If you recall, 25-30 mature trees blew down mostly along Village Parkway and also in the Sedona neighborhood. To start, prompt action in February from Montgomery Construction, a Horn Rapids homeowner family business, replaced over 300 square feet of damaged sidewalk. That allowed restricted sidewalk access to be lifted in those areas. In the second quarter, we'll also be repairing damaged sprinkler systems and replacing some of the trees that were removed.

Other planned projects for this spring and summer include an additional contract weed herbicide treatment in May (second in July), other selective tree plant backs, professional tree pruning along our older neighborhood streets for RVs and service vehicles passage and more pathway asphalt repairs caused by tree root upheaval.

I'll close with a thank you to all the homeowners for your very important feedback and words of support. I'm looking forward to a productive season to keep our community vibrant and a beautiful place to live.



Did Someone Say "Match Play?"

The Players Club Announces Its 2023 Tournament Lineup

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

After an excellent turnout for our Golf Swap Meet on Saturday February 25th, the Horn Rapids Players Club has been busy collecting registrations and planning for this year's tournaments. The club currently has 235 members and counting!

Speaking of tournaments... the 2023 season promises to be an exciting one. Here's a look at the tournament schedule – as you can see, there are plenty of opportunities for members to test their skills and compete against one another in a fun and friendly atmosphere.

Opening Scramble – April 1st

3-Player Yellow Ball – April 29th

Four-Ball Match Play – May 20th

Red, White and Blue Scramble – July 1st

Players Club Championship – August 18th-20th

Closing Scramble – October 7th

One of the highlights of the 2023 tournament season is the addition of a new format: Four-Ball Match Play. In match play, you keep track of the number of holes won, not the total number of strokes taken – which requires a different playing strategy. It's a great way to mix up the competition and add some variety to the tournament schedule.

In addition to the opportunity to play in these tournaments, the Horn Rapids Players Club offers a range of benefits to its members, including a complimentary 18-hole round with cart, discounted greens fees, USGA handicap index service, and much more. But perhaps the greatest benefit of all is the opportunity to connect with other sociable golfers and develop lasting friendships on and off the course.

Don't worry if you're new to golf or still developing your skills; the Horn Rapids Players Club welcomes players of all levels, from beginners to seasoned veterans. Whether you're looking to improve your game, meet new people, or simply enjoy a beautiful day on the course, the Players Club has something for everyone. For more information and a link to our registration form, visit us at hornrapidsgolfcourse.com/players-club or scan the QR code below.



OUR OWN PICKLEBALL LEAGUE (OOPL)

Pickleball League Comes to Horn Rapids

By Rich Quadrel

Horn Rapids residents now have the opportunity to participate in the community's first pickleball league. Our Own Pickleball League (OOPL) launched on March 20 and currently has 48 players ranging from first-time beginners to advanced players.

The league is divided into four divisions based on skill level. Teams play within their divisions in pool play, and then the top two teams from each division advance to single-elimination bracket play for the League Championship. One "cycle" of pool play and bracket play takes eight weeks, and we are currently in the first cycle. On April 26, we'll issue the next Call for Players and start a second cycle with new teams and new players.

The league is organized by Rich Quadrel, who also offers free pickleball clinics to OOPL league members. Interest has been so strong that Rich held two Beginner's Clinics and three Strategy Clinics in March.



Participants in the first OOPL Strategy Clinic (left to right): Jeff Dennison, Grant Monrean, Rosie Bogart, Don Bogart, Sandy Monrean, Connor MacDougall, Carolyn Zingmark, Lee Pingree, and Mike Pingree.

OUR OWN PICKLEBALL LEAGUE (OOPL)

Continued...

OOPL holds its matches on the Horn Rapids pickleball courts, which are two of the best courts in the Tri-Cities. The courts are reserved daily from 4:30pm–6:30pm for OOPL league play and on specific weekend mornings for clinics. With the growth of the game, the Horn Rapids HOA has approved the conversion of one tennis court to four additional pickleball courts, which will be a welcome addition as the sport continues to expand.

OOPL has been enormously popular right out of the gate. The 48-player roster filled within 24 hours of our initial Call for Players, and we expect another strong response for the next cycle. If you'd like to keep informed of OOPL news and announcements, send an email to OurOwnPickleballLeague@gmail.com and we'll add you to our mailing list. For more information about the league itself, visit our website at sites.google.com/view/oopl23 (or just scan this QR code).



SOCIAL COMMITTEE REPORT

SAVE THE DATE

- **Easter Egg Hunt** | April 8th 2pm at Buchanan Park
- **Spring Yard Sale** | May 19-20, Friday and Saturday, 8am-1pm

In the summer we plan on having a Summer Kick Off potluck and a couple outdoor movie nights.



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

Sage College Prep Services



SAT Test Prep

Planning to take the SAT on May 6 or June 3?
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Sage SAT 4-week prep course

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-Rich Quadrel, Ph.D.



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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 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 Garza	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