



# Tree Times

A HORN RAPIDS HOMEOWNERS  
ASSOCIATION QUARTERLY NEWSLETTER

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## MANAGER'S CORNER

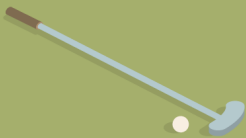
Greetings to all!

I would like to welcome all new homeowners who joined our community in 2023. The number of homes in Horn Rapids is at 1332 and growing. The continued growth makes it even more important for all of you and our staff to continue to follow the governing documents of the community to ensure the standards of the community are maintained.

I would also like to thank all our staff members and volunteers for their contributions to our community including Assistant Manager J.R. Smith, Common Areas Manager Mike Levenson, Rules and Regulations/Code Enforcement Manager Wayne Osmundson, Architectural Controls Committee Chairman Bernie Femreite, 2023 Co-Pool Supervisors Jillyan Shear and Liese Zerbe, Social Committee Chairperson Ashley Abell and her volunteers, Webmaster Susha Akimova, and our Bookkeeper Dianna Lopez. I am proud of this team as it takes all of them, working on behalf of our community, to make this a wonderful place to live. If you would like to volunteer your time to help out in any of these areas, please visit the website under KEY HOA Contacts and reach out to us.

2023 was a busy year with many Reserve and Capital Projects including the partial list below:

- Leveled, repaired cracks, and resurfaced the pool deck
- Repaired cracks, resurfaced, and relined the tennis/pickleball courts
- Repaired cracks, resealed and relined the pool parking lot
- Repaired storm damaged sidewalks
- Removed storm damaged and property threatening trees
- Ongoing replacement of monument lights with LED lights to reduce energy costs
- Installed timers on monument lights and fountains to reduce energy costs
- Replaced rock with pavers at the tennis/pickleball courts
- Repainted several park shelters with more to be done in 2024
- Installed card access panels at the tennis/pickleball courts
- Replaced the pool misting system



## MANAGER'S CORNER

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Continued...

Looking forward to 2024, the list of planned projects includes the following:

- Continue asphalt pathway repair.
- Re-freshen landscaping of the south side of the entrance pond.
- Continue installing water feature timers.
- Replace and install monument edging.
- Replace Horn Creek entrance water feature.
- Replace pool umbrellas.
- Plant back trees where appropriate in areas of storm damage
- Repair resurface Buchanon Park court and install basketball hoops removed from the tennis courts.
- Remove other trees in danger of damaging pathways or sidewalks.
- Installing Shade Sail over the paver patio at entrance to tennis/pickleball courts

2024 also saw a change in the HOA's banking relationship from Chase Bank to Alliance Association Bank (AAB) with our primary method of dues payments moving to AAB from AppFolio. This move benefits the HOA and owners with no-fee options for payment and reduced fees for those choosing to use credit/debit cards. Many owners have not made the change to pay through AAB and we encourage you to do so as it also helps us reduce the HOA's accounting costs. Please contact Dianna Lopez [bookkeeper@hornrapidshoa.com](mailto:bookkeeper@hornrapidshoa.com) for further details. Another benefit of this relationship is access to attractive low-risk CD investment options up to 5%+ interest over 11 months. As a result, we have moved some of our Reserve Account balances to these CDs to realize the interest gained to help increase our Reserve Account balance.

As we look forward to 2024, here are a few important reminders.

- Please note that the speed limit on collector streets (River Valley Drive, River Park Drive, and Village Parkway) is 30 MPH. The speed limit on all other streets throughout the development is 25 MPH. For the safety of all, please follow these speed limits. We have had three significant accidents in the last 18 months that could have been fatal to those on our streets and pathways. We have been incredibly lucky so far.
- Please keep your pets on a leash when walking through the neighborhoods and use the waste stations to collect your pet's waste.
- The staff of the HOA is charged with holding everyone accountable to comply with our HOA governing documents. If you are not familiar with them, you may view them on the [hornrapidshoa.com](http://hornrapidshoa.com) website or on the AppFolio owner portal under shared documents.



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

## MANAGER'S CORNER

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In the last several months our community has experienced increased car burglaries, vandalism, porch thefts, and graffiti. We ask all to please be vigilant and report any incident immediately to the Richland Police Department. We are also exploring options of surveillance cameras at our entrances/exits that tie into law enforcement. If we determine this is the direction we recommend considering, we will present and gather input from the community before proceeding.

Our staff looks forward to another busy year and we thank all of you for your continued support. Have a great healthy 2024!



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



## PARKS REPORT

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Wishing everyone a Happy 2024. Here's a golf joke for those whose new year's resolution is to get fit. What are the primary components of a golfer's diet? A lot of greens and water, lol.

The 2024 Park projects we will be working on are as follows.

- Installing a couple of Shade Sails to provide shade over the dedication park swing bench by the pickleball courts which will also provide shade for spectators watching pickleball and tennis matches.
- Upgrading the Bucannon Park basketball court. We will relocate the two basketball hoops to the Bucannon Park that we removed from the tennis courts and then resurface the basketball court just like we did with the pickleball and tennis courts last year.

## RULES & REGULATION REPORT

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Spring will be here before we know it and now would be a great time to start designing a lawn care maintenance program to ensure you always have a healthy and vibrant yard in 2024. As we did last year, Gary Varney, Manager Horn Rapids Master HOA will be sending those great landscaping tips which we hope will be helpful to homeowners in maintaining a healthy and beautiful yard in 2024.

Just a reminder for homeowners living in Quail Ridge. The Quail Ridge CC&R's and the Owners Association General Community Policy Guidelines states the following on parking. Parking: Owners and Residents are required to park in the garage and driveway. Street parking is for short-term guests, which is defined as four or less overnight stays within any given month. (CC&R 6.10)

Please remember recreational vehicles can only be staged in the driveway or in front of a homeowner's home for no more than 72 hours. If you need more time than 72 hours you must request a variance from the Rules and Regulations enforcement officer.

Just a safety reminder that the speed limit is 30 MPH on the collector streets and 25 MPH on all the remaining side streets throughout our beautiful subdivision. Please abide by the law by adhering to the speed limits and stopping at all stop signs. Have a safe 2024.

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

## EDUCATIONAL RESOURCES FOR COLLEGES IN WASHINGTON:

Best Colleges in Washington: Here is an educational resource <https://www.intelligent.com/best-colleges-and-universities/washington/> that can help those who are interested in colleges in Washington.



J.R. Smith, Assistant Manager | [assistant.manager@hornrapidshoa.com](mailto:assistant.manager@hornrapidshoa.com)  
Wayne Osmundson, Rules & Regulations | [rules@hornrapidshoa.com](mailto:rules@hornrapidshoa.com)  
Horn Rapids Master HOA

## POOL | SWIMMING CORNER

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Hello Swimmers!

Before you know it, the pool will be open, and we are hoping to have some great swimming weather this summer. The pool will open on Memorial Day weekend, and we are considering extending the season in September beyond Labor Day weekend but will make that determination as we get closer as continued warm weather will play a part.

Any questions or concerns may be addressed to any team member that you see at the pool. We will be reviewing the pool rules to determine if there is a need to revise. Keep in mind, the rules are to ensure a SAFE and enjoyable experience for all.

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. An owner's card may be deactivated for unpaid dues, unpaid fines, or for any disciplinary action taken for breaking any rules of our amenities.

For any residents that have never used the pool, you will need to register online. We will set up a couple of days and hours for you to come down to the HOA/pool office and purchase a key fob. These are \$10 each and no need to purchase yearly, as we will 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 on the hornrapidshoa.com website.

If you are interested in a position as a pool attendant, please contact [pool@hornrapidshoa.com](mailto:pool@hornrapidshoa.com)

Horn Rapids Pool Team!



**Horn Rapids Pool Team | Horn Rapids Master HOA**  
[pool@hornrapidshoa.com](mailto:pool@hornrapidshoa.com)





# HORN RAPIDS PLAYERS CLUB

# GOLF SWAP MEET



## SELL YOUR GOLF GEAR

Please attach your NAME and PRICE to each item for sale.

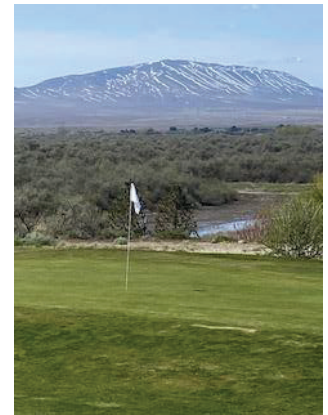
## BUY NEW GOLF GEAR

Make some great deals to upgrade your equipment before the start of the season!

## FREE SECTION!!!

## DATE/TIME

Saturday, February 24  
9am-12pm  
Horn Rapids Sage Room  
2800 Clubhouse Lane



### —SELLERS—

Please help us with planning! Click on the QR code or go to:



<https://forms.gle/sJ7Rm8v3ATrdjMk9>

If you're unable to attend, but want to sell or donate items for the **FREE SECTION**, contact Jill Shear at 509-528-5528 or [julu300@gmail.com](mailto:julu300@gmail.com)

# ARCHITECTURAL CONTROL COMMITTEE (ACC) REPORT

For the year ending Dec 2023, the AC Committee reviewed and approved 64 project applications, ranging from repainting, to fences, to pools, 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 unapproved "freelance" projects this last year.

The ACC reviews post-construction additions and changes to properties to ensure compliance with community standards and MHA covenants. When preparing a project, homeowners should consult the regulations that apply to their neighborhood – they are posted on the HOA website.

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 those wishing to paint their home, no paint project may proceed without prior approval of the architectural controls committee the CCR 7th amendment posted on the hornrapidshoa.com website, outlines the paint colors requirements and compliance policy. Desert earth tones are the only colors authorized.

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

Examples are:

- Retaining walls where any slope is involved
- Storage Sheds
- Decks
- Patio covers
- Swimming pools and swim spas
- Internal wall location changes

## The makeup of the ACC is:

**David Clymer** 509-420-6497

**Ken Burk** 509-521-1829

**Michael Dale** 509-388-1367

**Bernie Femreite** 509-375-0250

**Bernie Femreite**  
**Architectural Controls Committee | Horn Rapids Master HOA**  
**[acc@hornrapidshoa.com](mailto:acc@hornrapidshoa.com)**



## COMMON GROUNDS REPORT

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I am looking forward to the 2024 season to add to the accomplishments of the past. It is hard to believe but this will be my seventh year as Commons Ground Manager. Heritage Landscaping is a big part of our success. They have taken care of the Horn Rapids community for over 15 years.

The primary focus every year is to get the irrigation water checked out and turned on in April. That is essential to our grassy areas and small plantings but also, without this water source, we cannot start up our water features. Sod and plantings are also dependent on normal precipitation levels in January/February. You may recall a couple of years ago; our spring growth was delayed 4–6 weeks from the “winter drought” conditions.

This spring will be our second campaign of pathway asphalt repairs. We had accepted a repair proposal from Tri City Asphalt late last summer, but they were unable to get our repairs done before the batch plant closed early in mid-November. As a result, we have an agreement to be a spring priority for March or April. The scope of work will be 25–30 patches this season. They have committed to trying an alternative for cutting roots. This approach may prove to be a preventive measure we can use to cut roots before they cause a pathway upheaval and tripping hazard.

Lastly, we plan to initiate our tree plant back program. We will be targeting a scope of 20–25 trees. All locations for plant backs will be coordinated with the existing landscape design. Trees will be small to moderate size (no sycamores or black pines) and I will be looking for species that add color.

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



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



# SOCIAL COMMITTEE REPORT

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Your Horn Rapids Social Committee coordinates community-wide events for all to enjoy. These events are also a great way to connect with your neighbors and others in the Horn Rapids Community.

## Highlights from 2023 include:

**Annual Easter Egg Hunt** – It took a group of 20 adults several hours to stuff all the eggs – and they were gone in under 5 minutes at this extremely popular event. The Easter Bunny herself was also in attendance and families loved getting family pictures with her during this rare sighting.

**Summer Kick Off Parade** – New this year on a Saturday morning in June, 40 community members came with “anything on wheels” for a 30 minute parade that ended at the picnic shelter with snacks! Thanks to all that passed by and cheered!

**2nd Annual Fall Craft Bazaar** – Thanks to the hard work of Jill Shear, we had over 70 local vendors show up on a very sunny Saturday to share their talents and creations. Face painting was very popular with the children, while many adults loved the custom tumblers with built-in speakers, fresh baked goods, and home decor! Word on the street is that Karen Leahy was able to purchase a few holiday gifts for the hard-to-buy-for people on her list.

**Annual Community Party** – Also held in September, this event has grown to include a chilli cook off and dessert competition! A bouncy house was available all day for the children. Nuketown (with our own Tim Barnes) performed live, and we are grateful for Todd Eller-Sluss who cooked all those hot dogs!!



**Trunk or Treat** – The Horn Rapids community made a great turn out with decorated golf carts, cars, and costumes in October. There was candy galore and the biggest hit was the silver dollars that Rich Gonzales and Colleen Groff handed out!

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



## SOCIAL COMMITTEE REPORT

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Continued...

**Holiday Golf Cart Parade** – This event continues to grow – and the carts get more creative every year! The weather was wonderful and everyone enjoyed getting pictures with Santa and Mrs Claus (Special thanks to Rick and Jane Combs). The winning cart this year was based on National Lampoon’s Christmas Vacation and the Cheever’s went all out with coordinating costumes and eggnog!



### Upcoming events include:

**Community Easter Egg Hunt** – Saturday March 30th – 3 pm

**Annual Spring Yard Sale** – Friday & Saturday, May 17th and 18th, 8am–1pm both days.

If you are interested in joining the Social Committee, please reach out to Ashley at: [social@hornrapidshoa.com](mailto:social@hornrapidshoa.com).

We also welcome volunteers to participate in any events, please also reach out to Ashley if you would like to assist in a specific event!

## 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 Management Team		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
Prestwick HOA Officers	Name	Email	Phone
Prestwick HOA President	Chris Willson	cwillson51@gmail.com	(509) 430-3445
Prestwick HOA Bookkeeper	Karen Brittain	klbarnes99@outlook.com	(509) 947-1670

## 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

## 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

