



Tree Times

A HORN RAPIDS HOMEOWNERS
ASSOCIATION QUARTERLY NEWSLETTER



MANAGER'S CORNER

Season's Greetings to all our residents!!

As 2024 comes to a close, I would like to recognize and thank our dedicated staff that contribute to making this a great place to live. Their commitment to ensuring our community meets the standards we all bought into when making the decision to make Horn Rapids our home is unwavering. Many of you already know who our staff members are but, as a reminder and an introduction to new members of our community, please note the following:

J.R. Smith – Assistant Manager

Mike Levenson – Common Areas Manager

Bernie Femreite – Architectural Controls Committee Chairperson

Wayne Osmundson – Code Enforcement (Rules and Regulations Manager)

Liese Zerby – Pool Lead and Supervisor

Dianna Lopez – Bookkeeper

Ksenia (Susha) Akimova – Webmaster

Ashley Abell – Social Committee Chairperson

In 2024, there were many items of significance that were addressed. Among these were the following:

Refurbishing the Buchanan Park court

Installing a fence along the main park and Kingsgate Way

Upgrading lighting to LEDs and installing timers on our water features to reduce energy costs

Installation of an AED device at the picnic shelter

Replacement of the temporary pool umbrellas with permanent structures

Continued repair and replacement of asphalt pathways

Replacement of HOA irrigation pumps and filters



MANAGER'S CORNER

Continued...

We also have been challenged by other issues. Vandalism has increased with tagging on fences, electrical boxes, sidewalks, and light poles. Please be on the lookout for any suspicious activity and call the Richland police department immediately with as much information as you can provide.

Excessive speeds continue to be a significant problem and the cause of three accidents this year to date with four vehicles totaled. As a reminder, the River Park Drive, River Valley Drive, and Village Parkway speed limits are 30MPH and at Buchanan Park the, speed limit reduces to 25 MPH. The speed limit in each of the neighborhoods, although not signed, is 25MPH per city code. Please follow the speed limit to ensure the safety of all. Our community has very active walkers, joggers, bicyclists, dog-walkers, etc. We are fortunate these accidents and the excessive speeds have not resulted in serious injury or death.

Many of us have dogs that we take on walks. Dogs must be on a leash or at heel at all times per the city of Richland ordinance and the CCRs and Rules and Regulations of the association. Please do not let your dogs urinate or defecate on other's property. Shorten your leashes when passing homes to ensure your animal does not enter another owner's property. We have over twenty pet waste stations in our community so please carry a waste bag with you or get one from a dispenser and deposit in one of the stations or take it home and deposit in your waste container.

Wild animals from adjacent undeveloped lands nearby are entering our community. The HOA does not provide protection from wild animals. We have seen Raccoons, Coyotes, Skunks, Hawks, Eagles, and Owls to name a few. The primary reason for them coming here is they have found food sources. It may not be yours but there may be from others in your neighborhood. Common food sources are dog and cat food, garbage from garbage cans in an unenclosed outdoor area of an owner's property, bird food both in a feeder as well as what has dropped on the ground, etc. If there is a food source nearby, they will continue to return and/or nest here.

Looking forward to 2025, there are a few significant changes we will be making:

The first is moving from our current software, AppFolio, to a new HOA software program, Smartwebs. This software is less costly, has more robust business modules, and very user-friendly features for both the HOA staff and the property owners. Onboarding and training have begun with the system going live January 1, 2025. You will be receiving several updates and reminders for the balance of the year to activate your portal.

Along with this change, we will be severing all financial ties to AppFolio. This will be covered in more detail in the following Bookkeeper's message.



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

MANAGER'S CORNER

Continued...

We will also be increasing our code enforcement staff from one to three. We have had difficulty finding volunteers to assist us the last several years and are grateful two of our owners have stepped up to lend us their time and assistance. With a growing property count currently with 1391 properties, one volunteer part-time person cannot adequately cover our community. To date we have had to rely on homeowner complaints and have had to concentrate on the most egregious issues. As a result, many violations of our governing documents have not been addressed. More information on focus areas for the Code Enforcement staff is outlined later in this issue of the Tee Times.

Last but not least, the board term for Tom Harper, a homeowner in our community, expires December 31, 2024. Tom has been a strong voice on the board advocating for our homeowners' interests. We thank Tom for his service and will be sad to see his term expire.

Our staff and I would like to thank you for your continued support and cooperation. We look forward to a great 2025 and hope you all have a healthy and safe holiday season!!!



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



MESSAGE FROM OUR BOOKKEEPER

The Horn Rapids Master HOA will no longer be allowing owners to make dues payments through AppFolio as of January 1, 2025. We chose to move our banking to Alliance Association Bank (AAB) last fall and many of you followed the instructions provided at that time to make your dues payments through (AAB). Many of you did not want to make the change at that time however you will no longer have that option as we are moving to a new software server (Smartwebs) to handle our HOA business at a much lower cost to the HOA. More information on that will be coming soon but will be a simple registration process to set up your smartwebs online portal.

APPFOLIO CHANGES - This is an IMPORTANT notification regarding a change in the processing of your homeowner association dues and Assessment. The current quarter that started October 1st is the FINAL QUARTER for processing payments through Appfolio. We sent a notice back in June 2024 requesting owners switch to Alliance. While many of you have, there are still quite a few that are still using Appfolio. If you have autopay setup in Appfolio, please make sure you update your payment method before January 01, 2025, through the options listed in this notice as **Appfolio payment services are no longer active.**

ALLIANCE - Dues and assessment payments will be processed by Alliance Association Bank. AAB uses the latest payment remittance processing (lockbox) technology to process and deposit your payments accurately and quickly.

The following details are provided to assist you with making the appropriate updates to your current method of payment. Failure to update your payment method may result in delayed payment processing, late fees and/or returned payments.

Horn Rapids MHOA offers several payment methods for homeowners to pay their dues and assessments. Please visit our website hornrapidshoa.com, top right corner, "PAY MY DUES." for these payment options:

- If you need assistance setting up your account for online payment through Alliance, please contact their customer support number at 844-739-2331. Please have your payment coupon (located at the bottom of your statement) for the information that will be needed for them to assist you.
- One-Time eCheck- One-Time ACH direct debit. \$5 FEE
- Recurring eCheck - Recurring direct debit withdrawal allowing owners to determine the date of the debit. AAB will send a reminder email 10 days prior to the debit and a confirmation email when the payment has been processed. NO FEE
- Alliance allows the use of a debit card or credit card. Debit cards are charged a \$5 fee for processing, Credit cards are charged a fee of 3.5%. When paid online through Alliance, Alliance charges and collects those fees.
- Pay online using your bank's bill pay service. Most banks do not charge a fee for this service to their customers. Please select a payment date to allow sufficient time for mail to reach Las Vegas and post before the 10th of the quarter to avoid late fees.
- Drop a check payment (no cash) in the mailbox at the main pool entrance by the pool. The bottom slot is used for dues, no stamp required. I pick up at that location several times a week. NO FEE.



Dianna Lopez
Bookkeeper | Horn Rapids Master HOA
bookkeeper@hornrapidshoa.com

MESSAGE FROM OUR BOOKKEEPER

Continued...

- You may also pay by debit or with credit card through Horn Rapids MHOA, however this payment option will be charged a FEE Of \$5. The Horn Rapids Master HOA will no longer absorb the cost of the processing fee the bank charges.
- Quarterly dues payments must be recieved by the 10th to avoid late fees. Please ensure you set up your option to pay to allow payment to reach the 10th in time.

Mail your payment by to the processing center for prompt and accurate processing:

HORN RAPIDS MHOA – 8238
PO Box 96153
Las Vegas, NV 89193-6153

1. Print your quarterly statement. The bottom portion must accompany your payment to ensure accurate posting to your account. Please make sure you write your account number (stated on your payment coupon) on your check in the memo section.
2. If you are paying for multiple properties, please send a separate coupon and check for each property.

Thank you for your prompt attention to this vital and important change which will allow us to better serve the needs of our community.

Sage College Prep Services



SAT Test Prep

Juniors, are you planning to take the SAT in the spring?
Get professional test preparation!

Sage SAT 4-week prep course

Tuesdays & Thursdays, 3-5 pm

February 4-27 for the **March 8** test
April 8-May 1 for the **May 3** test
May 6-29 for the **June 7** test

“★★★★★ The Sage SAT prep course is a very comprehensive, engaging, and worthwhile experience.” -Reid O.

“The SAT is not only about college admission – higher scores can mean larger scholarships.”
-Rich Quadrel, Ph.D.



SageCPS.com
509-375-5555

Dianna Lopez
Bookkeeper | Horn Rapids Master HOA
bookkeeper@hornrapidshoa.com



PARKS REPORT

The 2024 Fall season is here, and the temperatures are starting to chill and soon there will be frost on the pumpkin. Here is the golf joke for the 4th quarter. What is the difference between a golfer and a skydiver? A skydiver has a better chance of landing on the fairway.

The Bucannon Park basketball court was upgraded this summer. I want to thank Mike Levenson, Commons Grounds Manager, and Chris Scaroni for installing the two basketball hoops relocated from the tennis courts. They also installed an 8-foot basketball hoop for the younger kids. Mike also relocated several sprinkler heads away from the basketball court to prevent irrigation water from getting on the court and laid all the concrete pavers around the court. A special thank you to Kevin Thomas from Quality Products for doing an incredible job resurfacing the basketball court. The basketball court looks amazing and is being utilized almost every day. Please remember the basketball court is for basketball only. No bicycles, skates, skateboards, rollerblades, or scooters are allowed on the court.



A new fence was also installed along the border of our main park adjacent to Kingsgate drive. The fence was installed to ensure safety for all who use the park and to deter non-residents from using the park.

RULES & REGULATION REPORT

Fall is here. Sprinkler systems are being blown and the last bit of yard maintenance is being completed in preparation for winter. The golf joke for the fourth quarter: Why was Cinderella bad at golf? Because she had a pumpkin for a coach.

On January 1, 2025, the Master HOA's new Smartwebs software and elaborate Code Enforcement module will go into effect. This is instrumental for the Code Enforcement Officers, thus giving them better tools to ensure the Horn Rapids community remains aesthetically pleasing so everyone can enjoy the benefits of a well-managed and compliant community.



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

RULES & REGULATION REPORT

Continued...

In 2024 we only had one Code Enforcement Officer who works daily to enforce the rules and regulations outlined in our governing documents. Driving through the entire community daily is impossible for just one Code Enforcement Officer, so we are pleased to announce that two additional volunteers have joined the team to help with Code Enforcement in 2025.

The Rules and Regulations Committee has reviewed the current Rules and Regulations. We will send the proposed changes to the Board of Directors for their approval to ensure they reflect the changes in the Richland City ordinances and State of Washington laws and remove any ambiguous language from the document. The revised document will be on the Horn Rapids website for all homeowners to read and will go into effect 30 days after the changes get approved. The Rules and Regulations further outline more details on subjects covered by the CCRs and any revisions must be approved by the board.

In the Spring of 2025, due to numerous complaints this year from homeowners, the Rules and Regulations Enforcement Committee and the three Code Enforcement Officers will concentrate on the following primary areas of the Rules and Regulations to ensure consistency throughout the Horn Rapids community. Although these will be the primary focus, other items in the Rules and Regulations and CCR's may also be covered.

1. Trash – All trash containers (recycle, garbage, and yard debris) shall be stored out of sight from the street in an appropriately screened or enclosed area in suitable covered containers.
2. Landscaping – Homeowners Maintenance Responsibilities. All owners shall maintain the landscaping on their lot in a healthy, weed-free, and well-kept condition.
3. Fences – All fences must be maintained and repaired as needed.

The Rules and Regulations, and CC&Rs are on the hornrapidshoa.com website under documents and will also be included on our new software (Smartwebs) homeowner portal. The Rules, Regulations & Enforcement Committee wishes everyone a safe winter and an amazing 2025.

EDUCATIONAL RESOURCES FOR COLLEGES IN WASHINGTON:

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

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



POOL | SWIMMING CORNER

Hello Swimmers,

The pool will open again Memorial Day weekend of 2025! Thank you to everyone for following the pool rules this past season as it ensures a safe and enjoyable experience for everyone.

The shelter is available for reservations year round. This can be done by going to hornrapidshoa.com, click on the pool/courts/shelter tab, and then scroll down on that page until you see the pink reservation button.

The courts are also available for residents to use year-round. Use of the courts does require access with a key FOB, the same FOB works for both the pool and the courts.

If you are new to Horn Rapids and need to purchase a key FOB please register online at hornrapidshoa.com, click on the pool/courts/shelter tab, scroll down on that page and click on the green register button. Once you have completed the form you can then email pool@hornrapidshoa.com to coordinate a time to purchase a key FOB(\$14) and wristbands(\$2 each). I hope everyone has a wonderful winter and holiday season!

The Pool Team



ARCHITECTURAL CONTROL COMMITTEE (ACC) REPORT

Since the beginning of the year, the AC Committee reviewed and approved 70 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 as well as the Master CCR's and ACC Guidelines posted on the hornrapidshoa.com website under the Documents tab.

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

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) 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
- Interior remodeling valued over \$500
- 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



COMMON GROUNDS REPORT

Another busy season is ending 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.

This season had more positive common grounds results. Winter/spring rainfall was good leading up to a mid-April irrigation water energization. Program fertilizing in April and then again in June produced great early season results. Additionally, herbicide applications in May and then in July kept the weeds in check better than in any season in recent times. Some good luck but more so fine green-scape maintenance from the Heritage crew needs to be recognized. Repair and replacement of asphalt pathways continues to be a focus and more will be done in 2025. One area that was a significant problem was at the intersection of Clubhouse Lane and River Park Drive where a sycamore tree was removed that was causing serious pathway and sidewalk heaving as well as being a dangerous tripping hazard.

On the flip side we had a rough year with our water features. Starting positive though, we rebuilt the Horn Creek monument feature after the water liner failed in 2022. Then the bad luck started. Our golf course hole #8 water feature pump motor failed and had to be replaced in June. Then the upper Desert Summit monument water feature pump failed in June and then the two pump Crosswater feature in Aug. Now on a roll, the north front entrance fountain pump motor failed in early September and recently the south fountain had some electrical component failures in late September. Not to fret, all the monument water features were promptly repaired and put back in service by our Heritage Irrigation Tech Raul and our HOA mechanical and electrical genius Chris Scaroni replaced our #8 pump motor and is expediting parts to fix our fountains at this time. I'm optimistic that all these incidents will hopefully give us a clear run for years to come.

We continue to focus on keeping up with the health of our HOA trees. Pesticide spraying and proactive pruning keeps them in a healthy and beautiful state. To that end, Superior Tree Service was called out for three full days of urgent and ongoing maintenance. In a June service call we again pruned the large tree limbs over Riverpark and River Valley Drives to minimize impact on RVs and contractor service trucks. But caution should always be taken by all drivers and tree limb conditions are always changing and there can always be later season impact. Sadly, I have to report in August Superior Tree Service was sold to Top Tree Service from West Richland. I want to thank John Montero and the Superior crew for five years of prompt and professional tree service and I welcome Top Tree back as they were our tree service for the years before Superior stepped in. Both are highly respected arborist tree service professionals in our Tri Cities community.

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.



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

SOCIAL COMMITTEE REPORT

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 2024 include:

Annual Easter Egg Hunt – It took a group of 20 adults and a couple 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.

3rd Annual Fall Craft Bazaar – Thanks to the hard work of Jill Shear, we had over 100 local vendors show up on a very sunny Saturday to share their talents and creations. Thank you to all the volunteers to help make this event a success.

Annual Community Party – Also held in September, this event has grown to include a chili cook off and dessert competition and this year we had our first pickleball jamboree. A bouncy house was available all day for the children. Nuketown (with our own Tim Barnes) performed live, and we are grateful for JR for cooking all those 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 haunted ballroom themed cart.

Highlights from 2024 include:

Holiday Golf Cart Parade on Saturday December 14, at 6pm.

The parade leaves from the pool parking lot at 6pm sharp with tailgating to begin at 5pm.

This event continues to grow – and the carts get more creative every year! We will have a visit from Mr and Mrs Claus, opportunity for photos. And the Annual Cookie Contest that begins at 5pm.

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 Management Team		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
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
Gleneagle HOA Officers	Name	Email	Phone
Gleneagle HOA President	Ian Bloom	cianbloom87@gmail.com	(509) 554-2200
Gleneagle HOA Vice President	Jake Roblee	jakeroblee71@gmail.com	(208) 625-0631
Gleneagle HOA Treasurer	Asanga Padmaperuma	asangabp@msn.com	
Gleneagle HOA Secretary	Janea Barton		

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

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