



Around the Horn

At Horn Rapids

MANAGER'S CORNER

Welcome to 2025 and our first newly named newsletter "Around the Horn". A name contest was held with submissions reviewed and narrowed down by the HOA staff. The name selected by a vote of the HOA received seventy-one of the 156 votes cast and we had three winners, Aimee Bell, Mary Kay Febus, and Doug Hargin. Thank you to all who participated.



Aimee Bell Mary Kay Febus

Doug Hargin

MANAGER'S CORNER

Continued...

The HOA made a change to our software platform from AppFolio to Smartwebs. The change was made for several reasons: more user-friendly management program modules, a better financial module, robust customer service, a much easier and more functional owner portal, and significantly lower monthly software fees.

Many of you have activated your portal from the link we have sent out but about 50% of you have not done so. We strongly urge all of you to activate your portal as the portal includes your account information, all HOA governing documents, HOA contact information, a Community Event Calendar, annual budgets, past newsletters, the ability to complete and send an Architectural project application, and much more. To activate your portal either search your email for the link sent out from the address no-reply@smartwebs365.com or contact bookkeeper@hornrapidshoa.com or manager@hornrapidshoa.com to send you a new link. Activating the portal will keep you up to date with everything HOA related.

We have had a few significant changes to our HOA staff. Josh Smith is our new webmaster and is responsible for many of the produced communications the HOA and its committees send out. He is also working on updating our hornrapidshoa.com website. Jill Shear has accepted the role of Social Committee Chairperson, replacing Ashley Abel. We appreciate all the efforts Ashley contributed to our community. The Architectural Controls Committee has a new member, Mark Domarotsky. Thank you Mark for joining the team. Last but not least, our newest resident HOA Board member, Ken Burk, is replacing Tom Harper whose term expired. Thank you, Tom, for always representing the owners' interests. Wayne Osmundson, who has donated several years of his time has elected to resign and enjoy more time with his family. Thank you Wayne for all you have done to help ensure our community standards remain high.

Our community continues to grow at a rapid rate and now has 1391 inhabited homes with many more to come. The latest estimate is that there are 350 more homes to be built but it is subject to change.

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

MANAGER'S CORNER

Continued...

With the growth comes additional traffic on our streets and pathways. We would like to remind everyone that the speed limit on the collector streets of River Park Drive, River Valley Drive, and Village Parkway is 30MPH. The speed limit within each neighborhood, although not posted, is 25MPH as per Richland and Washington state code. We have had several incidents of excessive speeding, some causing significant damage to vehicles and property. Please follow the speed limits noted to ensure safety for all.

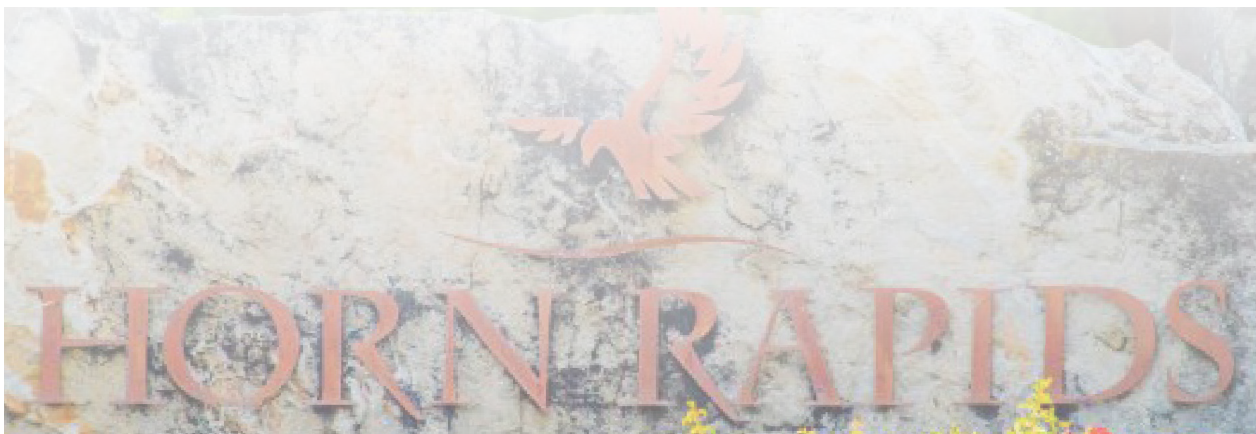
In addition to our streets, the pathways also receive a significant amount of use. These paths are for walkers, joggers, bikes, and golf carts. There have been several reported incidents of bikes and golf carts traveling at unsafe speeds when approaching walkers. Many walkers and joggers who have ear buds in or are talking on their phone are not aware of potential safety hazards. We ask for walkers to walk on the right side of the paths, be aware of potential traffic from behind and for bikers and golf carts to slow down and make sure walkers are aware you are approaching them to pass.

I would like to thank our entire HOA staff for their hard work and dedication to upholding the standards all owners expect of our community. With our continued growth, the burden on our code enforcement continues to rise and we would like a couple more owners to volunteer to assist in these efforts. We understand many feel uncomfortable with this task but with our new software compliance program, anonymity of code enforcers can be accomplished.

I hope all of you find this new Around the Horn newsletter informative and that you have a great spring!

Gary Varney,

Manager, Horn Rapids Master HOA



Gary Varney

Manager | Horn Rapids Master HOA

manager@hornrapidshoa.com



RULES & REGULATION REPORT

The Rules, Regulations & Enforcement Committee would like to remind all the Horn Rapids MHOA homeowners of the following as spring has arrived and temperatures are warming up. On March 11th, Gary Varney emailed all homeowners that the City of Richland will begin activating irrigation lines in Horn Rapids on Monday, April 7th. It is time to start spraying or pulling weeds as they are already beginning to grow. If you are looking for early spring landscaping/yard tips here are a few to help keep your landscaping and yard looking nice all year long.

1. To minimize crabgrass in your yard, purchase and apply a lawn fertilizer with Crabgrass control as soon as possible. Crabgrass is controlled before you see it and requires at least one application in early spring and one in the fall. If you wait and see it appear, it's too late and difficult to eradicate.
2. Apply a granular soil insect killer. Several lawn insects provide food for voles, moles, and gophers so removing the food source will help eliminate them from your yards.
3. Thatch and aerate your lawn before a fertilizer application. Removing thatch and aerating will help your lawns stay healthy and minimize many lawn issues.

Starting on April 21, 2025, the Horn Rapids MHOA Code Enforcement Officers will begin going throughout the entire Horn Rapids HOA and concentrate on the following Rules/Regulations and ACC Guidelines:

Rule 7 – Trash. All trash and waste containers (e.g. recycling, garbage, and yard waste) shall be stored out of sight from the street in an appropriately screened or enclosed area, and in suitable covered containers.

Rule 23 – Homeowners Maintenance Responsibilities – Landscaping. All Horn Rapids MHOA homeowners are responsible for maintaining the landscaping on their lot in a healthy, weed-free, neat, and well-kept condition. Landscaping includes the yard, decorative rock/bark beds, driveway, sidewalk, and between the existing curb line/edge of maintained asphalt pavement.

ACC Guideline 4.8 – Exterior Lighting. No string lights are approved on the front, back, or sides of the house. Patio string lights are only authorized on the attached back patio. All outdoor lighting shall be screened or shielded to prevent unwanted lighting or glare on the Golf Course, adjacent lots, common areas, and public spaces.
We hope the landscaping/yard tips above are helpful. Happy Spring!

Best regards,

J.R. Smith, Assistant Manager | assistant.manager@hornrapidshoa.com
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 Spring and Summer!

The Pool Team



Horn Rapids Pool Team | Horn Rapids Master HOA
pool@hornrapidshoa.com

ARCHITECTURAL CONTROL COMMITTEE (ACC) REPORT

During 2024 the AC Committee reviewed and approved 71 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. The ACC reviews post initial-construction additions and changes to properties to ensure compliance with community standards and MHA covenants. When preparing a project, homeowners should also consult the regulations that apply to their neighborhood as well as the ACC Guidelines. They are posted on your Smartwebs owner portal as well as on the hornrapidshoa.com website.

New regulations have been issued this year covering repaints, decorative block fences for the community, and lighting restrictions for patios and the front and sides of homes – regulations are on your Smartwebs owner portal and on the HOA website.

When you are ready to submit your plan, you have two options:

1. On your Smartwebs owner portal, scroll down to the ARC link under Quick actions, complete the ACC application, attach your plans, and submit them or
2. On the hornrapidshoa.com website in the ACC section, download the forms, complete them, and submit them to Bernie Femreite at bernief@charter.net. If you have any questions or advice contact any of the committee members noted below.

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 :

Mark Domarotsky 509-539-4557

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

This is my eighth season as your common grounds manager. Over the years we've had many good seasons but we've also had some challenging seasons also. One such challenge was the winter drought of several years back where the typical Jan/Feb rainy season didn't materialize and our spring grass, plantings, and trees were very late to initiate healthy growth. Six weeks ago I thought we were heading down that path but several recent rain systems blew through and as I write this update everything is exploding with very healthy growth. So to restate for all, the city will start our HOA irrigation supply on Monday, April 7th and after two weeks have all systems up and running by April 18th. Current and upcoming activities include;

Both main entrance water features are currently planned for maintenance updates. The south feature was installed in early March and is putting out the best-balanced spray in years. We continue to work through some new LED light issues, but I have seen them lately, and I think they're stunning. The north feature needed a new pump motor and is also going through an LED light upgrade. We hope to have that up and running the first week of May.



I am pleased to share that our asphalt contractor is going to repair patches for the second year in a row. Last year's effort went well (60 patches), and this year we're targeting upwards of one hundred.

A couple other springtime tasks is we're hoping to update 4-6 neighborhood monuments with stone refreshing and new concrete curbing. I'm also committed to getting 12-16 new trees planted after age and strong windstorms have taken their toll. A couple of neighborhoods getting those plantings will be Sedona Storm Basin Greenbelt and Sanpiper/Eaglewatch Boulevard along Village Parkway.

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. If we add another event, we'll be sure to update you!

Annual Easter Egg Hunt – (Saturday, 4/19 @ 3pm) A very popular event with the kids will be held at Buchanan Park this year, just like last year. WE ARE ALWAYS LOOKING FOR HELPERS TO STUFF EGGS a few days before the event. If interested, contact the social committee at the email listed below.

Yard Sale Days – We have a Spring Community Yard Sale on **Friday–Saturday, MAY 16–17, 8am–1pm** and a Fall Community Yard Sale on **Friday–Saturday, September 19–20, 8am–1pm** (The fall yard sale on Saturday coincides with our Annual Fall Craft Bazaar–listed below). We have a few signs available for the residents to use (and, return). They'll be available at the HOA pool office on 9/18.

Community HOA Picnic – (Saturday, 9/13 from 3pm–5pm) HOA Pool parking lot. We have a chili contest and dessert competition (judging at 4pm and winners announced at 4:30pm) and we welcome contestants. (If interested, contact the social committee at the email listed below.) We'll have someone at the BBQ station with hotdogs cooking, condiments, lots of chili to choose from to top your hotdog and so many different desserts! A huge draw is the bouncy house for all the kids! We hope to have live music like last year!

Annual Fall Craft Bazaar – (Saturday, 9/20 9am–3pm) HOA pool parking lot and grass area by pickleball/tennis courts. This last year, we had 120 vendors!!! We have food and drink vendors and a huge variety of vendors that offer great finds for your early Christmas shopping. Since it coincides with our Fall Yard Sale, you can shop the yard sales and then stop by and see all the vendors! This was HUGE last year!!! If you're interested in being a vendor, let me know at the email below.

Trunk or Treat – (Saturday, 10/25 2pm–4pm) HOA Pool parking lot. Bring the kids down for some trick-or-treat fun! Our community shows up in decorated golf carts and vehicles. And, there's a bouncy house for the kids!

Holiday Golf Cart Parade – (Saturday 12/13 5pm) HOA Pool parking lot. This event continues to grow – and the carts get more creative every year! Santa will be there handing out candy canes and for pictures with the kids. We have a cart contest and a cookie contest. The HOA will provide hot cocoa to go along with the cookies! No need to sign up for the cart contest, but we need cookie contestants. Contact us if you're interested. Event starts at 5pm, the cookie contest winner is announced at 5:30pm, the cart contest winner is announced at 5:45 and the cart parade leaves the pool parking lot at 6pm.

All events are posted on the Community Event Calendar on the owners Smartwebs portal. We will also send out notices before each of these events with details and a reminder!

If you are interested in joining the Social Committee, or if you'd like to volunteer or participate in any of these events, please reach out to Jill at social@hornrapidshoa.com.

Hope to meet and see you all this year!

Jill Shear
Social Committee | Horn Rapids Master HOA
social@hornrapidshoa.com



MESSAGE FROM OUR BOOKKEEPER

Disregard any communications you may receive from AppFolio. We no longer do any business with them. For some reason they send out random communications despite our continued communication to them to stop doing so.

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, in the upper right corner, click "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.

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

MESSAGE FROM OUR BOOKKEEPER

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- 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.
- 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 received 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.

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



EDUCATIONAL RESOURCES FOR COLLEGES IN WASHINGTON:

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

Sage College Prep Services



SAT Test Prep

High School Juniors: Are you planning to take the **SAT** on **June 7**?
Get professional test preparation!

Sage SAT 4-week prep course

8 classes

Tuesdays & Thursdays, 3-5 pm
May 6 through May 29

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

SageCPS.com
509.375.5555

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



Around the Horn

At Horn Rapids



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		rules@hornrapidshoa.com	
Common Areas	Mike Leverson	commonareas@hornrapidshoa.com	(509) 222-0551
Architectural Controls Committee (ACC)	Bernie Femerite	acc@hornrapidshoa.com	(509) 375-0250
Social Committee	Jill Shear	social@hornrapidshoa.com	(509) 528-5528
Webmaster	Joshua Smith	webmaster1@hornrapidshoa.com	(509) 205-7654
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