



Pheasant Run Winter Newsletter

Publisher: Homeowners Assoc.

Date 03/2017

Rules & Regulations

RV and Boats are not allowed in plain view from any roadway until Memorial Day weekend 2017. Please make sure they are properly stored in your garage, behind your fence or offsite. **Thank you to all of you for helping to keep the neighborhood looking tidy.**

The board is fielding a lot of inquires about on-street parking and is considering passing additional regulations on this item depending on general feedback from the HOA member at the annual meeting or that contact us directly.

Please take a moment to review the most common rules enforcement issues we have at Pheasant Run, and take steps to assure you are in compliance.

- 1.) **RVs, Boats, other Trailers kept in plain sight or on roadway. Vehicles stored on roadway that are not being used or are disabled.**
- 2.) **Garbage cans in plain sight (Must be in garage or behind fence)**
- 3.) **Weeds in lawns, shrub beds and cracks in sidewalks**
- 4.) **General debris in front yards and side yards**

While out exercising your pet, please remember to bring appropriate supplies to clean up after them. Allowing your pet to waste on the sidewalk or in someone's front yard is not neighborly and shows lack of respect to the neighborhood.

Christmas Decoration Awards.

Thank you to all of you who displayed such great Christmas & Holiday decorations. The following homes were recognized by the board of directors as their top choices.

- 1st Place:** **2814 S. Tacoma Pl**
- 2nd Place:** **1602 W 35th Ave**
- 3rd Place:** **3206 S Rainier St**

HOA Dues

If you have not yet paid your last dues billing from January, you will have a statement of the amount currently owing enclosed with this Newsletter. This amount is due immediately to avoid further late fees and/or liens on your property.

Please send Payment to:

**Pheasant Run HOA
C/O SVN | Retter & Company
329 N Kellogg
Kennewick, WA 99336**

2016 Year End Financials

Account Balances:

Operating Account: **\$12,192.30**
Reserve Account: **\$49,816.77**

Profit & Loss

Income: \$36,480.00
Direct Expenses: \$36,304.00
Reserve Transfer: \$ 5,000.00
Net \$(4824.00)

2017 Budget/Annual Meeting

The 2017 Annual meeting will be held **on Wednesday the 29th of March**. You will be receiving a copy of the annual budget, proxy form and meeting agenda via US Mail prior to the meeting.

The board is working on finalizing the 2017 Operating budget. There will most likely be little change to the budget in the coming years as the reserves are healthy and annual expenses have stabilized over the years.

Tree Trimming/Removal

In 2016 the trees along 36th ave received a major limbing and clean up. The board will be looking at removing a large Cottonwood in the wetland that poses a threat to neighboring homes and a willow in the same area that has damage from a beaver, plus preforming some more clean up of the overgrowth in the wetland of volunteer Cottonwoods, Russian Olives. The beaver appears to have moved on at this time, but we'll be watching for it to return when the wetland refills in April. We won't be clearing all overgrowth, but will be focusing on removing and trimming trees which are in poor health or a cause for concern for neighboring homes and yards.

Please remember that people and pets are not allowed in the Wetland as it is designed to be a natural bird and wildlife sanctuary.

Common Fencing & Signs

The main entry signs were refurbished and solar lighting and new Pheasants were added to increase visibility and recognition of the community entrances.

HOA Management Contact

Any questions regarding this newsletter, rules violations, Budget questions, exterior modification requests etc. should be directed to Pheasant Run's manager Ben Murphy. His information is on the following page. Also visit the HOA webpage for Pheasant Run to view and download detailed community financial updates, newsletters, Declarations and Rules & Regs.

<http://svnretterandcompany.com/condominiums-hoas/>

Board of Directors

Pres:

Ron Utter
1605 W 34th Ave
509-947-1016

VP:

Bernard Fineberg
3206 S. Rainier St.
619-2221

Treasurer:

Joe Silveira
3320 S Quincy Pl
509-832-1688

Secretary:

Linda Utter
1605 W. 34th Ave
509-947-1016

Member at Large:

Dean Dennis
3009 S Quincy Pl.
396-0556

Property Manager

Ben Murphy
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329 N Kellogg
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<http://svnretterandcompany.com/condominiums-hoas/>