



Pheasant Run Fall Newsletter

Publisher: Homeowners Assoc.

Date 11/2017

Rules & Regulations

Thank you to all of you for helping to keep the neighborhood looking tidy.

We have posted and mailed over 120 notices this year in hopes of gaining a higher percentage of compliance with the HOAs rules and regs. By the end of the RV season it has been making a difference. 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 or other trailers are not allowed to be parked in plain view between Labor Day and Memorial Day. This means they need to be kept offsite or behind your fence except for loading and unloading.**
- 2.) **Garbage cans in plain sight (Must be in garage or behind fence)**
- 3.) **Weeds in lawns, shrub beds and cracks in sidewalks. The Curbs and sidewalks in front of your home are your responsibility to keep weed free. A little Roundup works great and is cheap and easy.**
- 4.) **Overgrown shrubs and trees that need pruning. General debris in front yards and side yards**

Some homes in PR have not been painted since they were originally constructed. The Board will be sending notices urging those with badly faded paint to start looking into painting their home.

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.

HOA Dues

If you still haven't paid your last dues billing, then a statement with total balance due is included 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**

2017 3rd Quarter Financials

Account Balances:

Operating Account: **\$14,513.00**
Reserve Account: **\$49,872.00**

Profit & Loss

Income: \$33,004.00
Direct Expenses: \$28,885.00
Reserve Transfer: \$ 5,000.00
Net (\$ 881.00)

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/>

Common Area Projects 2017

The split rail fence bordering just the common areas on Quincy and 36th ave and the wetland was replaced with a 4' foot solid cedar fence. Also new private property/no access signs have been placed in that area to help keep people from wondering through. The Wetland is not a public park and not a play area for people or their pets. Only authorized landscapers or other contractors sent there by the HOA should be in the wetland at any time.

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

We have had reports of a few areas of the common area fencing that needs small repairs to boards or supports.

If you have a fence at your back property line that has common area owned by Pheasant Run on the opposite side, please let us know if there are any repair needs you see such as rotting boards..

Christmas Contest

The board of directors will be judging Christmas Decorations again this year. Gift card prizes are awarded for 1st, 2nd and 3rd places.

Board Meeting

The next board meeting is scheduled for November 12th 6 pm at Ron Utter's home on 1605 W 34th. Any homeowner is welcome to come and observe the meeting and may ask questions or bring up new business when the floor is open.

Board of Directors

Pres:

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

VP:

Bernard Fineberg
3206 S. Rainier St.
619-2221

Treasurer:

Dean Dennis
3009 S Quincy Pl.
396-0556

Secretary:

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

Member at Large:

Joe Silveira
3320 S Quincy Pl
509-832-1688

Property Manager

Ben Murphy
SVN | Retter & Company
329 N Kellogg
Kennewick, WA 99336
509-737-9429
Ben.murphy@svn.com

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