



# Pheasant Run Spring Newsletter

Publisher: Homeowners Assoc.

Date 03/2018

## Rules & Regulations

RV and boats are not allowed in plain view from any roadway until Memorial Day weekend 2018. 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.**

In 2018 the Board of Directors asked for increased enforcement throughout the neighborhood. The idea is that as the community ages, more is needed to help maintain the overall appearance and keep Pheasant Run home values up.

As always 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.

1<sup>st</sup> Place : 1613 W 34<sup>th</sup> Ave

2<sup>nd</sup> Place: 1602 W 35<sup>th</sup> Ave

3<sup>rd</sup> Place: 1721 W 30<sup>th</sup>. Ave

## 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**

### **2017 Year End Financials**

#### **Account Balances**

Operating Account: \$ 8,133.00  
Reserve Account: \$ 54,891.00

#### **Profit & Loss**

Income: \$35,691.00  
Direct Expenses: \$34,603.00  
Reserve Transfer: \$ 5,000.00  
**Net \$(3,912.00)**

### **2018 Budget/Annual Meeting**

The 2018 Annual meeting will be held near the end of April. 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 2018 Operating budget. There will most likely be a small increase to the budget in the coming years to prepare the reserve account for common area fence replacement in the next 3-5 years.

## Tree Trimming/Removal

We will be performing routine tree maintenance on trees along 27<sup>th</sup> Ave, and monitoring any beaver activity in the Wetland. One beaver has been removed early this year after tree damage was noted near the overlook on Quincy. If you notice any tree damage please report it to Property Management right away.

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 are planning on staining the new wetland fence along Quincy and 36<sup>th</sup>, and staining the common area fencing along 27<sup>th</sup> Ave in 2018. Work should be completed on this by mid summer.

### 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/>

## A Note From the HOA Board President:

Hello to all my fellow Pheasant Run (PR) homeowners. As you may have noticed we have been somewhat busy over the last year. We put a new fence around the wetlands in an effort to keep people out of the buffer zone that we are required to maintain for liability and safety purposes. That fence will be stained soon along with the common area fencing along 27th Avenue. We also took care of some overgrown tree situations within the wetlands (and dealt with one beaver chopping down trees) and refinished the three PR signs on 27th and 36th avenues. Along with that we had additional pheasants made to place on the fences at the other intersections leading into PR. To take things one step further we installed solar powered flood lights on the signs and corner fences to make the pheasants visible at night and spruce things up a little bit (granted they don't get much sun during the winter months so lighting is somewhat less).

We've also been busy on the administrative side of things. We increased our monthly payment to our Property Manager, SVN Retter & Co. to be more in line with what other HOAs are paying. So to cover that and other known maintenance items coming due in the next couple years (primarily fence repairs and painting) and normal increases in other bills we have to pay (landscaping, utilities, insurance, etc.), the board has voted to increase dues from \$71.50 every 6 months to \$80. That's still only \$160 per year which is pretty darn good compared to most others. This dues increase and other budget items will be presented for member approval at our Annual Homeowner's meeting tentatively scheduled for April 24th at 6:00 at the Benton PUD auditorium--there will also be a separate reminder mailing for this meeting. If you have any questions or concerns you would like to bring up, please plan on attending.

Also some of you may have noticed that we have stepped up our enforcement of code violations over the last few months. It has been nice to not see as many RVs and trailers parked in the driveway or on the street. The accelerated enforcement has become necessary with the aging of the development and the influx of new homeowners. We want them to know that we are serious about keeping PR looking nice and they have their part to do. And that takes more work as everything gets older--bushes and shrubs require more maintenance and things just start deteriorating. One big part of things aging is that houses need painting. We have several houses in PR that desperately need to be repainted--a few that haven't been painted since they were first built about 15 years ago. We will be posting those houses in the spring that have not yet been repainted. Our only goal with enforcement is to ensure the neighborhood looks good and people want to live here. It takes all 230 of us to make that happen.

One last note before I go--open board positions. Some of us have been on the board for a number of years, a couple for over 10 years now. Not that we don't like doing it and feel it is necessary, at some point it would be nice to have some new blood on the board--younger maybe, but age really doesn't matter. It just takes someone who wants to make the neighborhood a nice place to live.

Well, I have droned on enough for now. Thanks to all of you for what you do to help in these matters and I hope to see you at the annual meeting in April.

Sincerely,  
Ron Utter  
Pheasant Run HOA Board President

# Board of Directors

Pres:

Ron Utter  
1605 W 34<sup>th</sup> 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. 34<sup>th</sup> Ave  
509-947-1016

Member at Large:

Dean Dennis  
3009 S Quincy Pl.  
396-0556

Property Manager

Ben Murphy  
SVN | Retter & Company  
329 N Kellogg  
Kennewick, WA 99336  
509-737-9429 ext 23  
[Ben.murphy@svn.com](mailto:Ben.murphy@svn.com)

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