



Pheasant Run Spring Newsletter

Publisher: Homeowners Assoc.

Date 04/2019

Rules & Regulations

RV and boats need to be put back in offsite storage or behind your fence and gate. They are not allowed out on driveways or in plain view on side yards until Memorial Day weekend 2019.

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

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

Any Exterior modification or improvement should be submitted to the Board of Directors for approval before work has begun. This includes paint color changes to your home. Please email color samples to Ben Murphy at SVN before beginning.

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 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 interest and/or liens on your property.

Please send payment to:

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

2018 End of Year Financials

12/31/2018

Account Balances

Operating Account: \$ **6,183.49**
Reserve Account: \$ **57,082.93**

Profit & Loss

Income: \$35,236.61
Direct Expenses: \$35,346.35
Reserves: \$ 2,191.73
Net **\$(2,301.47)**

Board of Directors

The Board would really like to see more participation from the HOA members. There are currently a couple positions open on the Board. Please contact Ben Murphy at SVN via email or phone and let him know if you are interested.

Wetland Fencing

The Board approve a bid to replace the fencing behind the homes on 35th Loop this year with the shadowbox style fencing that was installed near the corner of Quincy and 36th in 2017. This work was due to start back in February, but then snow happened. We hope to begin this work as soon as possible, however depending on water level in the wetland, work may have to be delayed until after October 15th.

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/>

2019 Annual Meeting

The Board is finalizing the 2019 budget and will send it out to all members along with the 2019 Annual meeting date, location and Agenda. Please keep an eye out for this mailer. We send most HOA communications via email and mail. If you didn't receive this Newsletter via email, then we don't have your email address. Please contact Ben Murphy at SVN if you wish to receive email copies in addition to in the mail.

Board of Directors

Pres:

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

Treasurer:

Joe Silveira
3320 S Quincy Pl
509-832-1688

Secretary:

Linda Utter
1605 W. 34th Ave
509-366-0467

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

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