

# Canyon Ranch Spring Newsletter

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## A Note from your Board

Canyon Ranch Residents are invited to join our neighborhood Facebook page, used as a resource for sharing information. It is a closed group to just members. It's a great resource for sharing lost & found, security concerns, yard sale interests and more.

Go to [www.facebook.com](http://www.facebook.com)  
Search for Canyon Ranch Estates.



## Landscaping

The Board of Directors for Canyon Ranch has contracted with Heritage Landscaping for the 2019 Landscape season. Heritage will be out soon now that the snow has melted to do a clean-up, and will start mowing in the next couple weeks. Irrigation will be started up around the 15<sup>th</sup> of April depending on KID's startup schedule. The Board expects to see an increase in service and attention to detail with this change in contractors, which also comes with a slight reduction in costs which will be reflected in the 2019 Budget.

## 2019 Annual Meeting Save the Date!

The 2019 Annual meeting is scheduled for May 30<sup>th</sup> 6pm at the Benton PUD Auditorium. A meeting packet will be sent out to all members with the Agenda, Budget and Board election ballots. The Board is looking for a couple more nominees to serve on the Board for the coming year. If you are interested in volunteering, please notify Ben Murphy via email or mail.

## Rules & Regulations

We appreciate your help in enforcing the rules of the neighborhood. What reports we receive helps influence what gets enforced, so if you see something let SVN know and we'll follow up!

Here is a short list of the most common violations we continue to work on.

- 1.) **RVs, boats or utility trailers parking in plain view when not loading or unloading. (Must be stored offsite or behind fence)**
- 2.) **Proper lawn and landscape maintenance, including weed control in lawns and shrub beds**
- 3.) **Garbage in plain site from the road. Cans are to be placed out of site behind your fence except for the evening before and day of pick up.**

Please also be considerate of others when out walking your pet. Keep your pet on leash at all times and bring supplies to pick up after them.

Also be aware that there are many kids in the neighborhood as you drive through. Keep your speeds down and obey the stop signs

## Management Contact Info



**Ben Murphy**  
SVN | Retter & Company  
329 N Kellogg St  
Kennewick, WA 99336  
509-737-9429 Ext. 32  
[Ben.murphy@svn.com](mailto:Ben.murphy@svn.com)

### HOA Dues

If you are receiving a Dues statement with this newsletter than you still owe some balance of HOA dues for 2019 or earlier. To avoid further late fees and liens,

**Please send Payment to:**

**Canyon Ranch HOA**  
C/O SVN Retter & Company  
329 N Kellogg  
Kennewick, WA 99336

### 2018 End of Year Financial Report

#### **Profit & Loss 12/31/2018**

Income:	\$ 28,321.87
Expenses:	\$(18,179.32)
Ins. Reserve	\$( 1,500.00)
Reserves:	<u>\$ (5,000.00)</u>
<b>Net</b>	<b>\$ 3,642.55</b>

#### **End of December Balances:**

Operating Account:	\$ 3,628.09
Reserves Allocations:	\$ 5,000.00
Insurance Reserve:	<u>\$ 2,250.00</u>
<b>Total Cash:</b>	<b>\$ 10,878.09</b>