

K.V.H.A.

Keene Village Homeowner's Association

May 5th, 2018

Dear Neighbors,

As always, thank you to those who attended the 2018 annual meeting. I apologize for the late mailing of the minutes.

There's not much to highlight from the meeting this year. Of note, we are planning on doing some revisions to the HOA bylaws and are currently looking for an attorney to assist us with this effort. If you have someone in mind, please reach out to us. We also continue to maintain the frontages by volunteer effort. If you'd like to assist in keeping the frontages up, let us know.

The yard sale will be held on May 19th. Again, sorry for the late notice.

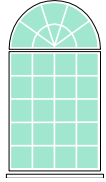
Enclosed, you'll find the notice for your annual dues. The assessment is \$45 and will be due on July 1st. Dues received after this date will be subject to a \$5.00 late fee.

Along with this is the notice and rules for the Yard of the Month program. Over the years that we've done this program, the response has been very positive, and I'd like to thank each and everyone of the volunteer judges we've had over the years. I continue to be impressed by the effort and care that our homeowners put into taking care of their yards, and I love that we can give some small reward for that effort.

Thank you

Nathan Tenney

K.V.H.A. President



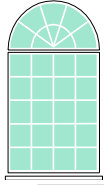
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Minutes of the Keene Village Homeowner Association 2018 Annual Meeting January 13, 2018

- Present: Nathan Tenney, Marla Summers, Cheryl Ziemer, & Dave Shea; Darla Plaisted & Vern Jackson not present for previously communicated reasons. Quorum of the Board present.
- 10:02 start of meeting
 - Welcome by Nathan Tenney
 - Reading of minutes from 2017 meeting
 - Previous questions: sufficient insurance?
 - Why are dues not an even number of dollars? Answer: board members pay 50%
 - Motion to accept: 1st by Mary Ellen Gates, 2nd Miki Chamness, opposed: None.
 - Current Board members were introduced.
- A home-owner alleged that a board member should not be a Board member. After some contentious discussion, the issue was tabled for a future discussion. There was a discussion by Mary Ellen Gates, Tom Thompson, (and others) that a meeting should be held to address the complaint.
- Following the interruption, there was a motion to approve the current Board members in their current functions. motion by Paul Ziemer, 2nd by Mary Ellen Gates, Opposed 1.
- The treasurer's report was presented by KVHA President Nathan Tenney. The Treasurer's report was moved for acceptance by Marla Summers and seconded by Tom Thompson, 0 opposed.
- Cheryl Ziemer presented a Neighborhood Watch report. Keene Village has seen several car prowl events.
 - Action item to develop some guidelines to be posted on the Facebook page and also place on the web page.
- Projects:
 - East side of east entrance (Tomich) was covered with rock.
 - Repairs to the sign by the west entrance have begun.
 - The landscaping at both entrances could use some TLC.
 - Homeowner L. Garrison voiced the opinion that the pump-lot was a boondoggle, expensive to maintain, and a liability. And that it should be fenced off or sold. It was pointed out the pump-lot cannot be sold; that is the source of our irrigation water and the association can only transfer assets to a not-for-profit corporation. It was also pointed out that given the 800' depth of the well decommissioning the well could be a very expensive proposal. It was stated that the pump-lot would be discussed at the next annual meeting.
- A report on the yard-of-month program was presented by Dave Shea. Lindsey Vorpapel has agreed to continue as a judge for another year. Nathan Tenney volunteered to serve as a judge.

- By-laws. The Board has proposed a project to obtain legible copies of the Articles of Incorporation, the Covenants, amendments to the Covenants, and to the by-laws. Additionally, the Board proposes to update the language in the by-laws (officers, definitions, timing of annual meeting, etc.) and also to have the by-laws reviewed by a lawyer. The plan as discussed was to process the best available copy through optical character recognition software and make the documents available to Association members. There will be additional meetings during the year. Three individuals offered to help with this project: Tom & Alison Thomas, Meissa Heron-Ginn, & Dawn Zurcher.
- Other business:
 - Dues will not be changed this year.
 - Having issues with finding enough kids to mow the pump-lot
 - A number of members voiced the opinion that a public meeting is not the proper forum for personal criticisms.
 - Larry Garrison alleged that there have been “past issues” with the accounts and that they should be audited. No details were provided on the alleged “past issues”. No action was taken on this item.
 - A comment was raised that as KVHA officers have changed over the years, we should verify which signature are on-file with the bank.
 - The date for the annual yard sale was set for 5/19 (no-one volunteered to be the coordinator for this project)
 - The large number of Tri-City Herald newspaper tubes that are covered with green tape was discussed. The issue is they present an eye-sore. Dave Shea took the action to contact the Herald and inquire about their removal.
 - The idea of a KVHA picnic at the pump-lot was discussed. No action was taken on the issue. But will be discussed at later meetings or through our web site/face book page.
- A motion to adjourn the meeting was offered by Mary Ellen Gates and seconded by Tom Thomas.
- The meeting was adjourned at 11:40.



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Keene Village Homeowner's Association

Date: May 5th, 2018
To: Keene Village Homeowners
From: Vern Jackson
KVHA Treasurer
Subject: 2018 KVHA Assessment

This is your notice that the 2018 KVHA annual assessment of **\$45.00** is due on or before July 1, 2018.

There will be a \$5.00 late fee charged if dues are not paid by July 1, 2018.

The annual assessment covers maintenance and electricity for the frontage and entrance signs, insurance for and upkeep of the pump lot, state taxes, copies of meeting minutes, mailings, etc. Your payment can be placed in the KVHA mailbox at 4065 Tami Street.

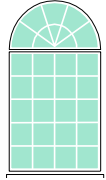
Please contact me at 628-8201 if you have any questions. Your prompt response is appreciated.

Sincerely,

Vern Jackson
KVHA Treasurer

KVHA Irrigation Map





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Keene Village (LID #PSA-148) 2018 irrigation Schedule

Fellow homeowners:

RE: 2018 Watering Schedule

Enclosed is the Keene Village Homeowners Association irrigation schedule for 2018.

Some background to those who have recently moved to Keene Village. When the original irrigation system was designed, it was assumed that only a portion of the homes would install underground sprinklers. Consequentially, the system's capacity is limited to only about seven houses at a time. The under-design of our system came to a head during the building boom of the early 90's when demand exceed both the system's ability to deliver adequate pressure and of the aquifer's ability to supply water. Consequently, in 1998, KVHA passed a Local Improvement District on itself (LID #148, \$115,098) to both deepen the existing well to over 860 feet and to turn over management of the system to KID. To distribute irrigation water to all homeowners in an equitable fashion, the irrigation system was evaluated by a hydraulic engineer who designed a distribution scheme which balanced irrigation demand evenly across the system. Additionally, an even/odd schedule was adopted to allow longer water times for each homeowner, adding the benefit of being able to water deeper when water is applied.

Some watering time periods are more desirable than others. To compensate for this inequality, each year the time slots are moved forward by one watering period.

This schedule has worked well for a number of years now, but with one caveat; homeowners must minimize watering outside of their assigned time. Watering outside one's assigned time (cheating/stealing) reduces water pressure to your neighbors downstream. The complaint, that "such and such a time is better" is often cited for ignoring the schedule, but this approach ignores the design analysis that was done and ignores that, as a community, we all share in the rotation between good watering times and the less desirable ones.

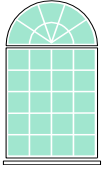
It is anticipated that the irrigation water will be turned on about mid-April. Hopefully we won't have to adjust to drought conditions of years past. If this is the case, additional info will be mailed to you and will be posted on the Keene Village Home Owners Association Facebook page (<https://www.facebook.com/RichlandKVHA/?fref=ts>).

Your cooperation in adhering to this schedule (and to your neighbors) is appreciated!

If you have problems with line breaks, or water delivery, please call KID at 586-9111.

Sincerely,

The Keene Village Homeowner's Association Board



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Please adhere to this every-other-day schedule to ensure adequate water pressure for all.

Home	Days of the month	Watering period
A	Odd numbered (1 st , 3 rd , 5 th , 7 th , etc.)	4 AM to 8 AM
B	Odd numbered (1 st , 3 rd , 5 th , 7 th , etc.)	8 AM to 12 noon
C	Odd numbered (1 st , 3 rd , 5 th , 7 th , etc.)	12 noon to 4 PM
D	Odd numbered (1 st , 3 rd , 5 th , 7 th , etc.)	4 PM to 8 PM
E	Odd numbered (1 st , 3 rd , 5 th , 7 th , etc.)	8 PM to midnight
F	Odd numbered (1 st , 3 rd , 5 th , 7 th , etc.)	Midnight to 4 AM
G	Even numbered (2 nd , 4 th , 6 th , 8 th , etc.)	4 AM to 8 AM
H	Even numbered (2 nd , 4 th , 6 th , 8 th , etc.)	8 AM to 12 noon
I	Even numbered (2 nd , 4 th , 6 th , 8 th , etc.)	12 noon to 4 PM
J	Even numbered (2 nd , 4 th , 6 th , 8 th , etc.)	4 PM to 8 PM
K	Even numbered (2 nd , 4 th , 6 th , 8 th , etc.)	8 PM to midnight
L	Even numbered (2 nd , 4 th , 6 th , 8 th , etc.)	Midnight to 4 AM

An even/odd schedule has been adopted to allow longer water times for each homeowner; this adds the benefit of being able to water deeper when water is applied.

This schedule has worked well for a number of years now, but with one caveat; homeowners must not water outside of their assigned time. Watering outside one's assigned time (cheating/stealing) reduces water pressure to your neighbors downstream. Each year, the time slots are moved forward by one watering period as some periods are more desirable than others.

Exception to the schedule: months which have 31 days (May, July, and August) the 31st day may be used to check your system, **no watering is allowed. This is a change from previous notices and is intended to allow some recovery to our well.** Please remember to adjust your timers so that you will be back on schedule by the 1st of the next month.

Please locate your home on the attached map to determine your watering days (north is up.)

Your cooperation to the schedule (and to your neighbors) is appreciated!

It is anticipated that the irrigation water will be turned on about mid-April. Hopefully we won't have to adjust to the drought conditions of previous years. If this is the case, additional info will be mailed to you and will be posted on the Keene Village Home Owners Association Facebook page (<https://www.facebook.com/RichlandKVHA/?fref=ts>). Additionally, the KVHA Board will work with the KID to minimize

If you have problems with line breaks, or water delivery, please call KID at 586-9111.

Sincerely,

The Keene Village Homeowner's Association Board

YARD OF THE MONTH

Keene Village Homeowners Association is continuing with a “Yard of the Month” program; that started in 2010 in an effort to draw attention to curb appeal and try to stimulate homeowner’s emphasis in presenting an eye appealing presentation of their property to anyone who passes by. We all know how a well appointed and maintained yard has a major positive effect on property values when it comes to trying to sell our homes.

Pasco has been doing a similar program for a number of years and Kennewick is starting one.

This year we will be running the program, May through September. Each month, a property will be selected as a winner of that month’s judging. If the homeowner accepts the award, a sign will be placed in that yard for the month indicating it is the “Yard of the Month” winner, and the homeowner will be given a fifty dollar value gift certificate to Woods Nursery at 2615 Van Giesen, Richland, Washington, 99354. The Keene Village Homeowners Association and Woods Nursery have worked together to make this gift certificate available.

Some of the criteria that will be followed to determine the “Yard of the month” winner will be:

1. Judging is based on yard adjacent to the street, not back yard
2. No city code violations
3. Sidewalks edged or well trimmed
4. Weed and disease free appearing grass
5. Yard mowed and trimmed
6. Flower beds free of weeds
7. Trees and shrubs pruned
8. Planting strip well maintained
9. Yard free of debris and trash

Once a property has been picked for a “Yard of the Month” award, it will not be eligible to win again for three years.

We hope everyone can get enthused about this program and be willing to participate, helping to make Keene Village a desirable place to own a home.