

K.V.H.A.

Keene Village Homeowner's Association

Dear Fellow Keene Village Home Owner Association Members,

Hopefully, this letter finds you healthy and adjusting to our new reality during the COVID-19 pandemic. Keene Village has always had a strong sense of community with neighbors looking out for each other; whether helping each other with snow removal in the winter, or helping with yard projects in the summer. At this time especially, we encourage you to continue to look out for each other, from offering to pick up groceries for someone who shouldn't be out, or reaching out to a neighbor to ensure that social distancing doesn't mean social isolation.

The purpose of this letter is to pass along information that would have been shared at the KVHA Annual meeting. As you are aware, the meeting was postponed as we were learning about the potential for community exposure to the virus and the Washington State prohibition against large gatherings.

One function of the annual meeting is to elect new board members. In compliance with our By-Laws, board members and officers are elected to a 1-year term. Given the national emergency that we are currently operating under, and the need to conduct ongoing business on behalf of the association, a number of the board members have agreed to continue serving until Governor Inslee's "Stay Home – Stay Safe" order is lifted, with the understanding that we will schedule the annual meeting and return to regular order as soon as is practicable.

Attached to this letter you will find information that would have been provided from the board at the annual meeting, including:

- The Financial Report for 2019
- The irrigation schedule for 2020
- The 2020 annual dues assessment of \$45.00 to cover operating costs (no change from last year)

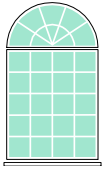
Regarding the dues for 2020, we realize that the COVID-19 pandemic has caused significant economic hardship for some in our community. If this is the case for your household, please contact a board member, before the due date, so alternative arrangements can be discussed.

At this time, we are not recommending proceeding with the annual garage sale or Yard of the Month for 2020.

The board will re-schedule the annual meeting as soon as the restriction on public gatherings is lifted and we can find an appropriate venue. A notice will be provided via postal mail with the date and time, once they are set. In the meantime, we will continue to post new information on our Facebook page and website.

If you have questions or concerns, please contact a board member. We hope you will continue to stay safe and look out for one another. Thank you for all you do to help Keene Village maintain a sense of community.

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

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 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. 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!

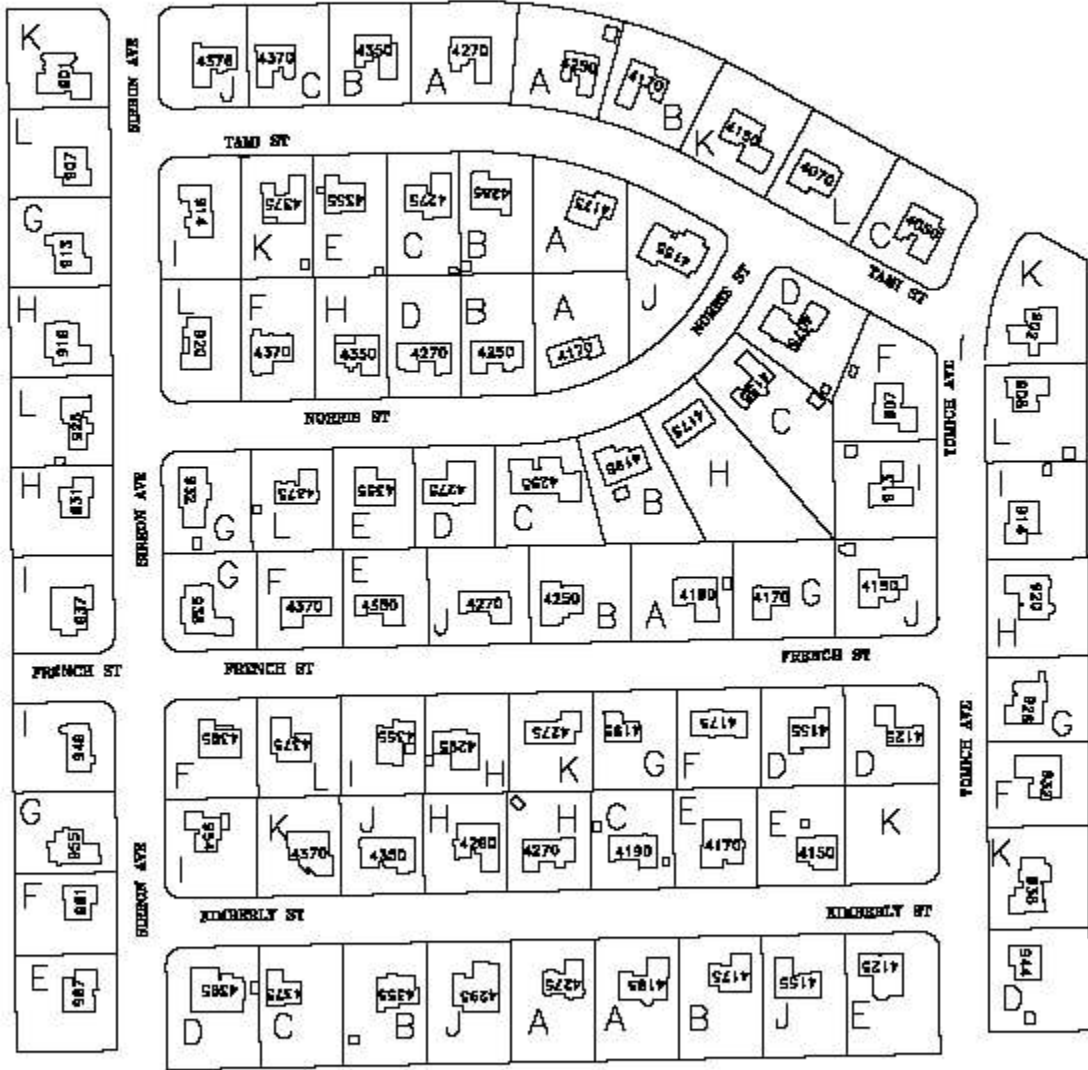
It is anticipated that the irrigation water will be turned on about mid-April. Hopefully we won't have to adjust to the drought conditions of previous years. If this is the case, additional info will be mailed to you and will be posted on the Keene Village Home Owners Association Facebook page (<https://www.facebook.com/RichlandKVHA/?fref=ts>).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

KVHA Irrigation Map



2019 KVHA

Date	Check #	Deposits			Returned Items		Expenses								Balances			Comments	
		Total Deposit	Dues	Interest	Other	Returned Checks	Returned Check Fees	Admin.	Fees & Licenses	Frontage R & M	Insurance	Pump Lot Mowing	Pump Lot R & M	Utilities	Other	KVHA Balance	Bank Balance		Reconciliation
12/31/18																\$5,095.61	\$5,731.38	\$635.77	ok beginning balance
1/3/19						\$50.00										\$5,045.61			return nsf
1/10/19		\$145.00	\$145.00													\$5,190.61			dues
1/17/19	1914							\$26.66								\$5,163.95			copies for 2019 annual mtg.
1/17/19	1915												\$24.62			\$5,139.33			elec. bill 11/15/18 - 12/12/18
1/31/19																\$5,139.33	\$5,653.34	\$514.01	ok
2/18/19	1916												\$30.21			\$5,109.12			elec. bill 12/12/18 - 1/14/19
2/28/19																\$5,109.12	\$5,109.13	\$0.01	ok
3/8/19		\$90.00	\$90.00													\$5,199.12			dues
3/11/19	1917															\$5,190.60			2019 property taxes
3/11/19	1918															\$4,706.23			2019 irrigation assessment
3/14/19	1919												\$28.32			\$4,677.91			elec. bill 1/14/19 - 2/14/19
3/26/19	1920								\$384.00							\$4,293.91			liability insurance
3/31/19																\$4,293.91	\$4,677.92	\$384.01	
4/9/19	1921												\$29.26			\$4,264.65			elec. bill 2/14/19 - 3/18/19
4/9/19	1922													\$120.00		\$4,144.65			3 gift cert. "Yard of the Month"
4/18/19	1923										\$30.00					\$4,114.65			plm
4/26/19	1924										\$30.00					\$4,084.65			plm
5/2/19	1925												\$27.31			\$4,057.34			
5/17/19	1926										\$30.00					\$4,027.34			
5/17/19	1927										\$30.00					\$3,997.34			
5/17/19	1928										\$30.00					\$3,967.34			
5/29/19		\$202.50	\$202.50													\$4,169.84			Dues
6/8/19	1929												\$24.82			\$4,145.02			
6/10/19		\$1,242.50	\$1,242.50													\$5,387.52			Dues
6/29/19	1930										\$50.00					\$5,337.52			PLM on 6/29/2019
6/29/19	1931										\$30.00					\$5,307.52			PLM on 6/29/2019
6/29/19	1932										\$30.00					\$5,277.52			PLM on 6/29/2019
7/3/19		\$1,012.50	\$1,012.50													\$6,290.02			
7/3/19	1933												\$28.78			\$6,261.24			elec. Bill 5/15/19 - 6/14/19
7/30/19																\$6,261.24	\$6,261.25	\$0.01	
8/8/19	1934												\$33.48			\$6,227.76			Electric Bill
8/8/19	1935										\$30.00					\$6,197.76			
8/8/19	1936										\$30.00					\$6,167.76			
8/8/19	1937										\$30.00					\$6,137.76			
8/9/19		\$290.00	\$290.00													\$6,427.76			
8/31/19																\$6,427.76	\$6,517.77	\$90.01	
9/11/19	1938												\$29.79			\$6,397.97			
9/26/19	1939											\$233.37				\$6,164.60			Pump Lot irrigation supplies
9/30/19																\$6,164.60			
10/4/19	1940												\$27.84			\$6,164.60	\$6,487.98	\$323.38	
10/23/19	1941															\$6,110.01			Electric Bill
10/31/19												\$26.75				\$6,110.01	\$6,136.77	\$26.76	Frontage sign repair supplies
11/8/19	1942												\$27.91			\$6,082.10			Electric Bill
11/10/19	1943															\$5,983.93			Pump Lot irrigation supplies
11/23/19	1944															\$5,923.93			William Summers PLM
11/23/19	1945															\$5,893.93			Sam Summers PLM
11/23/19	1946															\$5,863.93			Eisabeth Summers PLM
11/30/19																\$5,863.93	\$6,082.11	\$218.18	
12/5/19	1947												\$27.99			\$5,835.94			Electric Bill
12/12/19	1948															\$5,725.94			
12/3/19		\$440.00	\$440.00													\$6,165.94			
12/05/19		\$100.00	\$100.00													\$6,265.94			
12/27/19		\$55.00	\$55.00													\$6,320.94			
12/31/19																\$6,320.94	\$6,440.95	\$120.01	

**2007 Year Financial Summary
Keene Village Homeowners Association**

Beginning Balance \$5,095.61

Deposits

Dues	\$3,577.50
Interest	\$0.00
Other	\$0.00
	<u>\$3,577.50</u>

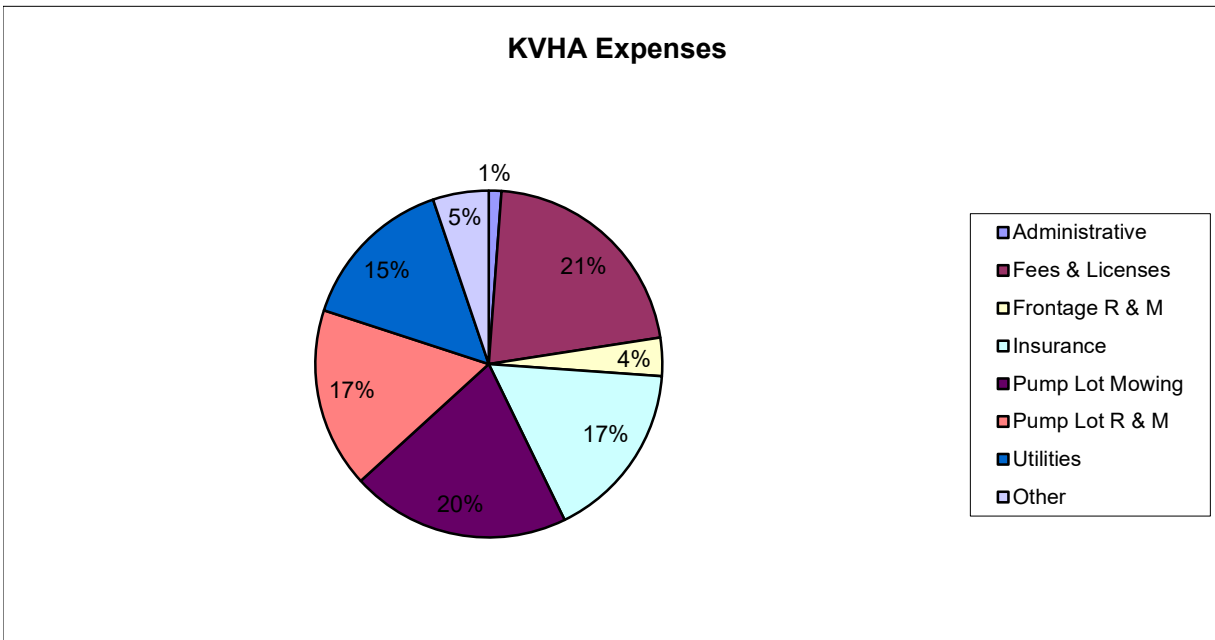
Returned Items

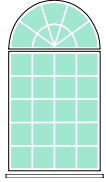
Returned Checks	\$50.00
Returned Check Fees	\$0.00
	<u>\$50.00</u>

Expenses

Administrative	\$26.66
Fees & Licenses	\$492.89
Frontage R & M	\$81.75
Insurance	\$384.00
Pump Lot Mowing	\$470.00
Pump Lot R & M	\$386.54
Utilities	\$340.33
Other	\$120.00
	<u>\$2,302.17</u>

Ending Balance \$6,320.94





K.V.H.A.

Keene Village Homeowner's Association

Date: April 3rd 2020

To: Keene Village Homeowners

From: Nathan Tenney

KVHA Treasurer

Subject: 2020 KVHA Assessment

This is your notice that the 2020 KVHA Annual Assessment of \$45.00 is now due on or before July 1, 2020.

There will a \$5.00 late fee charged if dues are not paid on or before the due date of July 1, 2020.

The Annual Assessment covers maintenance costs and electricity for the front two entrances and the two entrance signs, insurance, upkeep of the pump lot, state taxes, copying of meeting minutes, mailings, etc.

Your prompt payment can be placed in the dedicated KVHA mailbox located at 4065 Tami.

Should you have questions, please contact Nathan Tenney (Treasurer of KVHA) at [509-366-3210](tel:509-366-3210).

Sincerely,

Nathan Tenney (KVHA Treasurer)