

K.V.H.A.

Keene Village Homeowner's Association

Friends,

Another year has come and gone. I'd like to thank all those who joined us at this year's annual meeting. As in the past, it was rather sparsely attended, and we as a board are looking for ways that we can come together more as a community, and to make these annual meetings an event that the homeowners look forward to. Please feel free to contact me with suggestions.

A couple of things came up at the meeting that I wanted to more particularly bring to the attention of the homeowners.

First, last year it was decided that we would return to caring for the frontages on a volunteer basis rather than continuing to hire an outside firm. However, at this year's meeting, there were some complaints as to how the frontages had been maintained. This year, we resolved to put together monthly work parties to maintain the frontages. However, if this task becomes onerous, or we have difficulty getting together enough volunteers to maintain the frontages, we will return to hiring a firm. Due to the fact that our expenses are so close to our income, if we were to do this, it likely would require an increase in dues to cover the cost. It is the hope of the board that if homeowners don't want to see their dues increased that they will volunteer their time once a month to help us keep the frontages looking nice. Vern Jackson has accepted the responsibility for coordinating the monthly work parties.

Second, it was brought to my attention after the meeting that at least one home in our neighborhood has experienced a break-in this past year. We as a board encourage homeowners to make sure to lock their outside doors when the home is unoccupied or at night, and to keep the door between the home and the garage locked also. While we can't endorse any particular vendor or course of action, the board was recently contacted by a website that has gathered information on security systems, and we offer that up as a potential resource for homeowners to use in their own research (<http://www.reviews.com/home-security-systems/>).

We look forward to a great 2014, and hope to see many of you at next year's annual meeting.

Nathan Tenney

KVHA President

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.

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 following 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.

Minutes of the 2014 Keene Village Homeowners Association Annual Meeting

6 March 2014 at Richland Public Library

Call to Order: President Nathan Tenney called the meeting to order at 6:38 pm.

Minutes: Minutes from 2013 were reviewed by Nathan Tenney, a motion made to accept the 2013 minutes by Dave Shea, and seconded by Jerry Sooter. The motion carried.

A question was asked regarding the possible speed bumps on Sirron and Tomich. The city needs the letter White Bluffs sent to parents, and this letter has not been acquired. Dawn said she would get a copy of the letter to take to the city and get that to Nathan.

Treasurer's report: Vern Jackson presented the Treasurer's Report for 2012.

KVHA started the year (1/1/13) with \$4,029.71 in the bank and ended the year with a balance of (12/31/13) with \$4,053.80. KVHA has 86 homeowner lots. A total of \$2,340.00 in dues was collected, with \$20.99 in other, making the total income received \$2,360.99.

Total expenses for 2013 were \$2,336.90. The expenses breakdown are as follows: Administrative - \$243.88 (copying/mailing of annual meeting announcements and minutes, and other supplies); Fees and Licenses - \$419.57 (KID, Secretary of State, property taxes); Frontage R & M - \$40.00 (irrigation blow out); Insurance - \$358.00 (liability insurance); Pump Lot Mowing - \$720.00; Pump Lot R & M - 167.30 (lumber to repair fence, irrigation parts, irrigation blow out); Utilities - \$204.31 (frontage lighting); Other - \$183.84 (yard of the month awards, dog waste signs at pump lot)

Other Business:

2014 Dues – Will be \$30, DUE MAY 1. It was observed that we brought in a little more than we spent. Mary and Dawn suggested an increase in dues to cover the cost of better frontage maintenance. Vern stated that we haven't always had great success with a company caring for the sign area, and that more than one work party is needed if we plan to continue caring for the signage on our own. Nathan didn't feel this year a raise was needed in dues for maintenance. Dave Shea stated that there was no need to raise dues just to lower them again later. Marla Summers motioned that the dues remain the same for this year. Dawn gave her second.

Frontage Maintenance – Jerry said a monthly work party is needed. If people do not help then we will suggest increasing dues to again pay a company to take care of it. Mary and Ken suggested their pruner for doing just the trees so it is done properly. The plan then is to continue taking care of the sign area

ourselves this year, with a professional hired to prune the trees. Marla motioned this decision and Judy Bacon seconded it. Dawn suggested we put up signs to tell people and invite an RSVP on website, and that we have a fixed time of the month, i.e. the second Saturday of every month.

Yard of the Month – The program is continuing to go well. The criteria for being considered is on the website. Darla Plaisted will continue to judge, and find another to help her, as no one volunteered. Mary motioned we continue this program and Dave gave a second.

Annual yard sale – Tracy will advertise. Dawn moved to change the date of the yard sale so it didn't coincide with other neighborhood yard sales in the area. It was decided the 10th of May will be the date this year. Ken seconded.

The Website host is pay as you go. We are still operating on the original \$10 starting fee. Not many hits to the site.

David Shea posed the question what could we do to get more people to the annual meeting. It was suggested that we move it to a Saturday, by Vern. Dave suggested a picnic or block party using association funds. Dawn said a potluck with meat brought by the association. Nathan said the board will discuss this at our next meeting and put a message on the website.

The floor was opened to the homeowners and Mary questioned if we are able to petition the city for a sound barrier fence across the front of the village. Nathan said the city won't help pay for it at this point. Nathan will get a contact name to Mary so she can have someone come out and do a noise test.

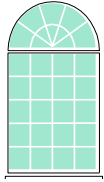
Duane suggested that we get a list of people's email possibly on the dues form. Vern says few people return the forms so this may not be an ideal way to get them.

Jerry Sooter resigned from the board as an at-large member and no one volunteered to take his place. A motion was made to reconfirm the appointment of the remaining sitting members of the board (Nathan Tenney: President, Cheryl Ziemer: Vice President, Vern Jackson: Treasurer, Marla Summers: Secretary, Dave Shea: At-Large, Darla Plaisted: At-Large, Tracy Hanzelich: At-Large) and Mary seconded.

Motion to adjourn was Judy, with Dawn seconding it.

Respectfully submitted,

Marla Summers, KVHA secretary



K.V.H.A.

Keene Village Homeowner's Association

Keene Village (LID #PSA-148) 2014 irrigation Schedule

Fellow homeowners:

RE: 2014 Watering Schedule

Enclosed is the Keene Village Homeowners Association irrigation schedule for 2014.

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, which adds the benefit of being able to water deeper when water is applied. Shortly after the project was completed, it became clear that although a watering schedule solved the problem with pressure, adequate aquifer discharge was still an issue. The quantity problem was solved, temporarily, by buying water from the City of Richland. The final change to the KVHA irrigation system was supplementing our water demand with water from the KID system via Heartstone.

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.

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.

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. This schedule will also be placed onto KID's web-site: KID.org

Keene Village (LID #PSA-148) 2014 irrigation Schedule

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

Exception to the schedule: months which have 31 days (May, July, and August) the 31st day may be used as an open watering day, check system, etc. Please remember to adjust your timers so that you will be back on schedule by the 1st of the next month.

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.

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

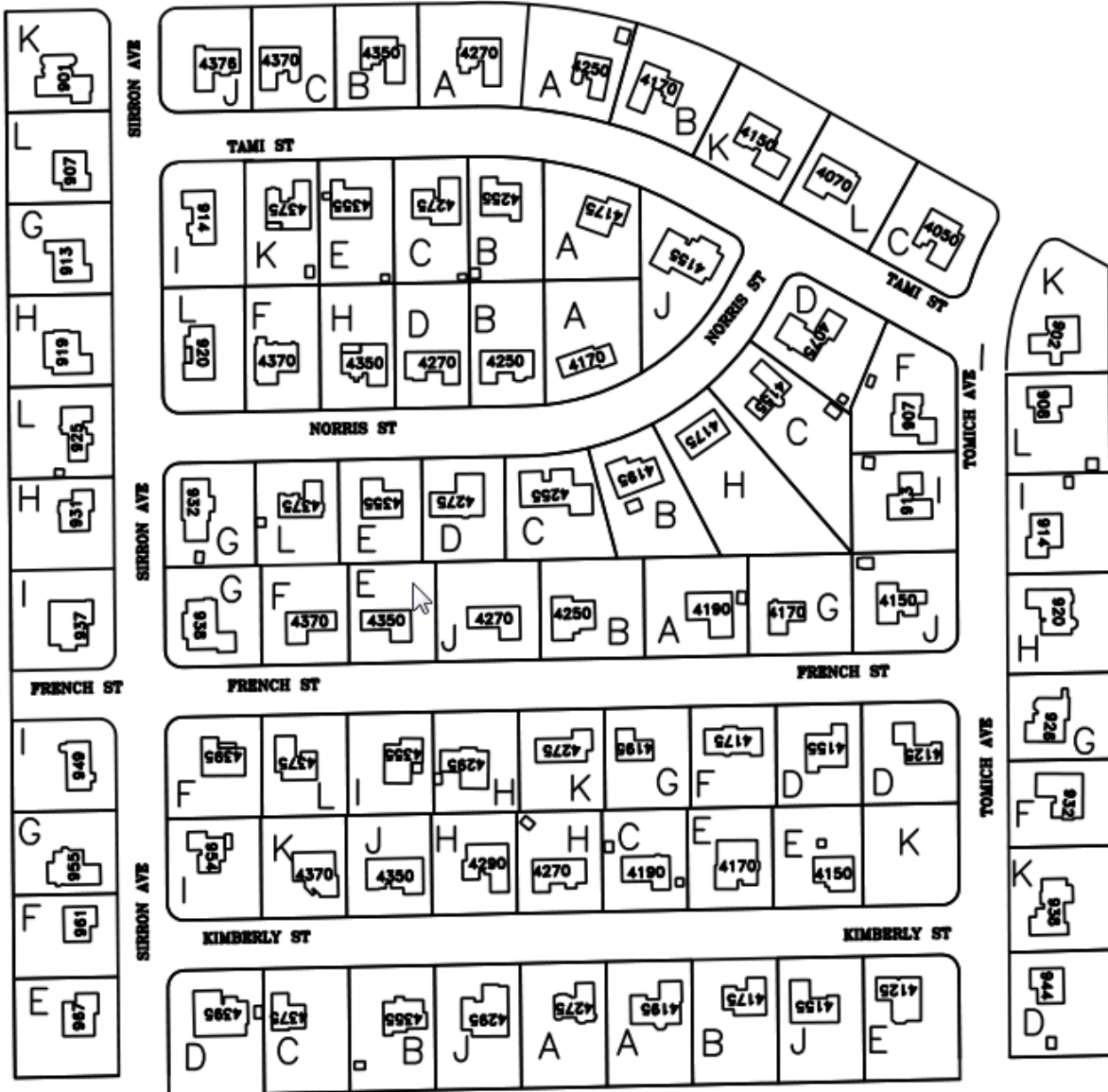
Your cooperation to the schedule (and to your neighbors) is appreciated!

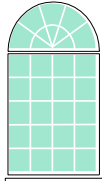
If you have problems with line breaks, or water delivery, please call KID at 586-9111.

Sincerely,

The Keene Village Homeowner's Association Board

KVHA Irrigation Map





K.V.H.A.

Keene Village Homeowner's Association

Date: March 6, 2014
To: Keene Village Homeowners
From: Vern Jackson
KVHA Treasurer
Subject: 2014 KVHA Annual Dues Assessment

This is your notice that the 2014 KVHA annual assessment of **\$30.00** is due on or before May 1, 2014.

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. If you rent your home in Keene Village, please forward this notice to the property owner. Thank you very much.

Sincerely,

Vern Jackson

KVHA Treasurer