

Panoramic Heights Homeowners Association

5502 W. 25th Ave.
Kennewick, WA 99338
April 30, 2006

Annual Meeting The Panoramic Heights Annual Meeting is scheduled for **May 17, 2006 at 7:00-9:00 pm at the Lincoln Elementary School**. Please mark your calendar for this important meeting. We plan to keep the meeting business to a minimum (Treasurer report, election of Board of Directors, 2006 budget, etc.) so we can learn about what is happening in our community. We plan to have a report on our irrigation water plans for this year, a report on our meetings with KID, a report from the Committee on entrance signage to our neighborhood, a report from the Kennewick Planning Department on developments in our area, and a listing of goals for 2006. This is a comfortable, informative neighborhood meeting so please make plans to attend.

Board Members Needed: Several of our Board members have been serving for many years. We would encourage others to help with this effort and learn about our neighborhood. Please indicate your willingness to serve on the Board to one of the current members: Ron Mabry (783-0885), Dan Warehime (783-2797), Ken Erickson (736-2386), Steve Peterson (735-0789), Jude Homewood (735-9806), Chris Silbernagel (736-1371), and Rich Nelson (783-4817).

Bureau of Reclamation Approval During our "discussions" with KID last fall about their access road on the south side of the Main Canal, we discovered that our handshake agreement with KID to beautify the entrances to our neighborhood was not adequate. We therefore applied to the Bureau of Reclamation (who administers the land) for permission to maintain the entrances. This approval was recently received. There still remains a question/opportunity as to what our neighborhood wants to do with the land between the access road and the property owners that front the KID canal. We plan to discuss this more thoroughly at the Annual Meeting.

KID Water Supply Over the past several years, KID has changed it's method of accounting for water rights. They have understated the amount of water that we are eligible for but due to the diligence of Dan Warehime, we have always gotten the full allotment of water (adjusted for overall water availability to the region.) We recently received a letter from KID that officially restores our water rights to the full level and corrects the error in the system. This could be very important to us in the future. Great job, Dan!!

New Park Bench We hope you have noticed the new park bench at the end of Dawes on 25th Ave. One of our own Boy Scouts, Skyler Peterson, was able to organize and install the park bench as an Eagle scout project. Skyler had to work with KID and City of Kennewick to determine the appropriate placement and specifications for the project. This is a great addition to our neighborhood. Thank you, Skyler!!

Mail Box Kiosks We have been accruing a fund to replace the aging mailbox kiosks that are in use in Panoramic Heights 2. We have accumulated \$3,000 in a fund and hope to get started on a replacement plan. We need volunteers who will help organize this project.

Covenants Enforcement Our Grievance Committee has done a great job this past year in identifying violations of our covenants. Most of our neighbors have made corrections as soon

Panoramic Heights Homeowners Association

as the violations have been pointed out but a few have refused to acknowledge the discrepancies. It appears that we need more enforcement muscle to make our covenants more enforceable. It will be a goal of the Board this next year to propose revised covenants to the membership that will include fines and some enforcement action.

Insurance: At the direction of the homeowners at last year's annual meeting, we have obtained liability and Officers/Directors insurance coverage. Conover Agency was able to obtain the coverage for us.

Proposed Budget 2006

	2005 <u>Actual</u>	2005 <u>Budget</u>	2006 <u>Budget</u>
Income from Homeowner Fees	\$16,220	\$16,000	\$16,000
Expenses:			
Lawn Maintenance	8,634	8,800	8,800
Administrative Expenses	405	400	400
Irrigation System Maint	2,860	1,250	2,235
Irrigation Electricity	129	150	150
Insurance	853		3,000
Capital Improvements:			
Pool entry 50/50 w PHRA	500	500	
4 th Irrigation Valve	1,841		
Irving Entry Sign/Landscape		400	4,000
Park Bench	577		
Mailbox Reserve		<u>500</u>	<u>1,000</u>
Total Expenses	<u>15,799</u>	<u>12,000</u>	<u>19,585</u>
Income Less Expenses	421	4,000	(3,585)

Proxy Authorization: (One vote per household)

Panoramic Heights Homeowners Association Annual Meeting:
May 17, 2006 7:00 pm, Lincoln Elementary School

IF YOU CANNOT ATTEND THIS IMPORTANT MEETING, PLEASE GIVE THIS PROXY TO ANOTHER MEMBER PRIOR TO THE MEETING.

I, _____, am unable to attend this meeting.

I give my proxy vote to _____.

Signature of Member

Date

(Member obtaining the proxy: Please sign in at the meeting and indicate the name of the proxy you have on the sign-in sheet.)