

PANORAMIC HEIGHTS QUARTLEY NEWSLETTER



PANORAMIC HEIGHTS HOME OWNERS ASSOCIATION

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GOOD COMMUNICATION = GOOD NEIGHBORS



We might assume that the ability to recognize neighbors and understand community rules is a given among homeowners. That's not always the case. In fact, it is often lack of communication that leads to unnecessary neighbor-vs.-neighbor conflicts. Experts in the real es-

tate management industry say that gatherings such as barbecues and poolside parties can be helpful in bringing community members together. It allows them to get to know each other, which often facilitates a more peaceful coexistence.

Building a sense of community in a building or development is important because it creates a network of support among association members. Ultimately, that closer communication improves the quali-

ty of life in the community, and lessens the number of misunderstandings and conflicts.

Enticing residents to volunteer time and energy to work for the community is a hard sell. Some say that part of an association's burden is to make community involvement more attractive to all residents. Accomplishing that goal takes more than one kind of approach.



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HISTORY OF PANORAMIC HEIGHTS

anoramic Heights was a vision of T. and L. Incorporated in early 1972. This company was owned by several well-known business men in the Tri-Cities; Ken and Harold Thompson and Ira Lampson. Panoramic Heights #1 plat was first recorded by the county in March, 1974, and the idea was to have large lots because they wanted to keep the "in country" feel to start the development. This would be the first housing project at the base of Thompson Hill just west of Highway 395. It would run east to west, just south of the irrigation canal, and would have a panoramic view of the Kennewick and the Columbia River. They would add Panoramic Heights #2 with smaller lots, encompassing a larger area along the base of Thompson Hill. In the early 90's, Panoramic Heights #3 was developed after a required second entry on the west side of the development was created.



New Speed control lights in our neighborhoods



Part of the Kennewick School District’s commitment to Panoramic Heights was to find ways to control the speed of the increase in traffic caused by the opening of Chinook Middle School. They offered to finance up to 6 speed “humps” in our neighborhood. After evaluating the concerns of our members, it was decided that the speed “humps” would not be the desired way to proceed. They did agree to finance 6 speed signs in an attempt to slow traffic to the 25 MPH speed limit. The city has installed 4 of these at this point and we have 2 more coming. These lights will give us valuable information about traffic flow and also adherence to the speed limit. Thank you KSD!

Why & how can I get involved in the Homeowner Association?

If you own property in Panoramic Heights, you are part of the Panoramic Heights Homeowner Association. How can you get involved? Start by attending a monthly board meeting. Any member can attend and you can find the dates on our calendar at panoramicheightshoa.com. Attending allows you to understand how the board is protecting your property values, and gives you power to review and change community rules that you find unreasonable. Here are some other reasons you should get involved: You can meet new neighbors, you can influence rules and/or help make new ones, you can fix problems in the community, you can help plan community events and social activities and you gain some leadership skills.

“ A GOOD NEIGHBOR IS A PRICELESS TREASURE “
CHINESE PROVERB



Making Any Home Updates or Changes? Don't Forget To Obtain Approval First!

Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact Gerry Berges at president@panoramicheightshoa.com.



How to Keep Your New Year's Resolutions

2020 has arrived, and you have already drawn up your resolutions.

Now, how to stick to your plan?



1. Put it all on paper. Write your resolutions down, and keep them in an accessible place as reminders - tape them to your mirror, write them in a journal or put them on your refrigerator door.
2. Mark your calendar. Set deadlines for yourself to tackle each step toward reaching your goal, one at a time.
3. Start as soon as possible. Go out and purchase the necessary equipment or literature; call now and set up an appointment with your dentist, your doctor, your trainer, your accountant....
4. Find a role model. Is there anyone who has succeeded in fulfilling an ambition like yours? Look to this person as a reminder that it is possible to achieve your goal.
5. Check your progress regularly, and give yourself an occasional reward for your efforts. Make sure the reward isn't contrary to your resolution; celebrate a cigarette-free month with a weekend trip or a new outfit, not with a cigarette!
6. Inform friends and family of your goals, and recruit them to regularly remind and support you in your endeavors. Tips: • Don't sweat the setbacks; persistence is the key!



FIRE PREVENTION AND SAFETY QUESTIONS/CHECKLIST



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| <ol style="list-style-type: none"> 1. Is your heating system in proper working order and inspected for dangerous leaks yearly? 2. Is there ample air circulation around appliances that are likely to overheat? 3. Any overloaded circuits, long extension cords runs, too many devices plugged unto one outlet? 4. Fireplaces, chimney free of dangerous build ups that could catch on fire? 5. Protective grate in front of fireplace to prevent | <ol style="list-style-type: none"> sparks, hot logs from rolling into room? 6. Kitchen oven hood and fan clear of greasy build-up that could cause a fire? 7. Smoke detectors installed on each level and tested weekly? 8. Smoke detector batteries replaced every 12 months or less? 9. Working fire extinguisher in kitchen, basement, garage, auto? 10. All family members sleep with bedroom door | <ol style="list-style-type: none"> closed to prevent spread of fire, smoke? 11. All family members practice fire drill, know escape route, designated meeting place to go outside? 12. Children know how to use phone to get help in an emergency? <p><i>For more fire safety tips visit:</i></p> <p>https://www.go2kennewick.com/174/Home-Safety-Tips</p> |
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Are You Picking Up After Your Pet?



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e all love our furry family members and getting out and walking in our neighborhood but we need to be sure and clean up after them.

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in our neighborhood and to other pets. One of the most common forms of disease transmission between dogs is through fecal matter. And nothing is worse than having to pick up dog messes in your yard, walkway or common area that don't belong to your own pet!

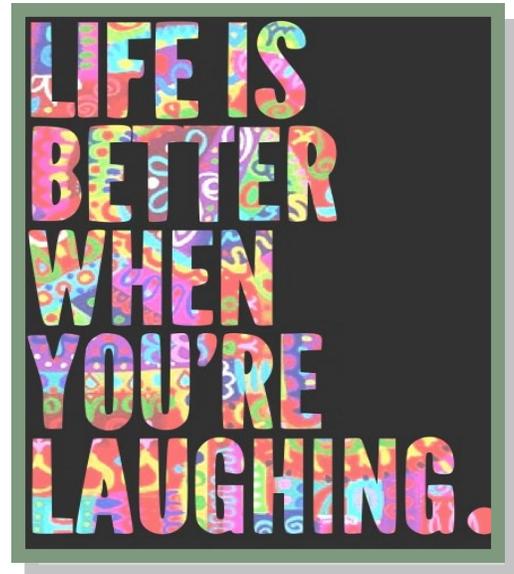
It's the right thing to do to immediately clean up after your pet. So please, when you're walking your pet, take a baggie with you to pick up waste and then dispose of it properly.

Thank you for your cooperation and making our neighborhood people & pet friendly!

The Object is to Laugh!

An elderly man was taking his first flight on an airplane. He was much more relaxed than he had expected--but there was one problem. His ears would not stop popping. He mentioned this to the airline steward. The steward returned momentarily and explained that chewing gum would keep his ears from popping and handed the man some gum.

At the end of the flight the man thanked the steward: "The gum worked fine; I did not notice any more pressure in my ears, but I have another problem now. I'm having a terrible time getting this gum out of my ears. Could you help me?" 😂



We're on the Web!  www.panoramicheightshoa.com

UPCOMING EVENTS:

JANUARY 20TH
BOARD MTG

FEBURARY 17TH
BOARD MTG

MARCH 16TH
BOARD MTG

MARCH 10TH
ANNUAL
MEMBERSHIP MTG

APRIL 20TH
BOARD MTG