

BUSH PRAIRIE NEWS

JANUARY 2023

Ring in the new year! Welcome 2023! The Board of the Bush Prairie Homeowners Association hope that the new year finds you and your family happy and healthy. In 2022 we continued to have meetings using ZOOM, reviewed and approved ACC requests, brought back our Easter Egg Hunts in the Meadow and The Bowl and the Annual Multi-neighborhood Garage Sale was once again a great success. The year ended with our annual Association meeting on November 20th via ZOOM again. In 2023 monthly Board meetings will continue to be by ZOOM. If you would like to attend, please email our webmaster (webmaster@bushprairie.com) or the Board (board@bushprairie.com) for the link to the monthly meeting. The January meeting will be held on Thursday, January 12th at 6pm. Please join us on the web!

HOLIDAY DECORATIONS CONTEST WINNERS

Thank you to everyone who brought holiday cheer to our neighborhood. This year's winners had decorations that were colorful, clean & not overdone. The first place winner of a \$50 gift card are the Andruses at 7638 Stagecoach Ct. Second place winner of a \$30 gift card are the Schaeferes at 7726 Trails End Dr. Third place winner given a \$20 gift card were the Grahams at 1440 Arab Dr. Honorable Mentions go to Acostas – 2017 Arab Dr, Montgomerys – 1911 Arab Dr, Crows - 1826 Arab Dr, Weaklands – 2011 Arab Dr and Pickards at 7720 Trails End Dr.

TREASURER'S NEWS

Enclosed with this newsletter is your annual HOA dues invoice. **Please Note** that there has been a \$12 increase of the annual dues to \$174. The landscape maintenance contract increased over 57% when a new contract was established. The Board made a decision to increase dues by \$1/month to cover this cost in the future. There hasn't been an increase for operational expenses in 12 years.

The due date for dues payment is **January 31, 2023**. Remember, this is a onetime payment that covers all of 2023. Presently there are about 70 homeowners who have opted to receive their dues invoice by email. If you would also like this option for future invoices please contact me at treasurer@bushprairie.com and you will be added to the email list. For your convenience these are payment options: 1) Checks can be mailed to our post office box for no charge. 2) For a small fee you may go to the Bush Prairie HOA website and click on the PayLease link to use a credit card. Questions about how to set up a PayLease account can be directed to PayLease Customer Support at 1-866-729-5327. **Note: Please pay your bill on time to avoid late fees!** If you are unable to pay your balance in full within 30 days, please contact the treasurer at treasurer@bushprairie.com to make payment arrangements.

Dues payments and finances are done on a Quickbooks program. If anyone has expertise with Quickbooks and would like to assist the Treasurer to work with Quickbooks, please contact the treasurer at treasurer@bushprairie.com. Thank you!

Linda Moerke, Treasurer

VOLUNTEERS IN BUSH PRAIRIE

VOLUNTEERS are what make things happen in Bush Prairie. We want to thank everyone who has contributed to the successes in our community. **We especially want to give kudos and thanks to Chris Meyers who has been our Landscape/Maintenance Chair for five years since 2018. Prior to that he served on the Board for four years to include being President and Vice President. During his time new play equipment, new basketball, tennis, pickleball and picnic tables were installed and all common areas maintained well. So, the Landscape/Maintenance Chairman position, therefore, is one we are now needing to fill.** If you have knowledge & skills in landscaping, gardening, are handy in home and yard this is your opportunity to help keep Bush Prairie a great place to live! We're also still needing volunteers for Emergency Preparedness, Recreation and Compliance. If you are interested contact Secretary, Terry Kirkpatrick, at terrykirk@comcast.net or 360 943-3293.

DECEMBER BOARD MEETING

Election of Board Officers for 2023: President-Debbie Hoxit, Vice President-LeeAnne Kane. Terry Kirkpatrick and Linda Moerhke were asked to remain as Secretary and Treasurer.

2023 BPHA BUDGET

The budget for 2023 was approved at the annual meeting as follows:

Income: \$43,036.00 (Dues, Capital Reserve & Stormwater dues, interest, finance charges)

Expenses: \$43,832.00 (\$796 deficit) (major expenses are common area maintenance, insurance, management and capital projects).

ANNUAL MEETING HAPPENINGS

The meeting was held by ZOOM and called to order at 7 p.m. November 20, 2022. Seventeen people attended and sixteen proxies provided a quorum. Finance highlights: 1) 2022 Year End Projections: Operating-\$24,822, Capital Reserve-\$60,330, Stormwater-\$22,069. 2) There is one lien and one in process. Nine homeowners are delinquent on dues payment for a total of \$6,589 outstanding.

Committee Highlights: 1) ACC: There continues to be an issue on some requests not allowing enough time for review before start of the project and some projects not submitted for review at all. The HOA will continue to educate homeowners on approval requirements for home projects.

2) Landscape Maintenance: The Bowl- Major cleaning of basketball and pickleball courts, repair of Gelding Ct retention pond outfall. Five maintenance projects deferred for future. 3) Welcome Committee: delivered 6 baskets to new homeowners, 5 more to be delivered. 4) Compliance: 19 courtesy letters, 2 violation letters issued. Thirteen homeowners corrected noncompliance. 5) Mailbox: One mailbox on Bridle Drive stolen May 30th and replaced on June 14th.

Three board positions needed to be filled. Outgoing members, Tim Wachtman and James Chaney volunteered to serve another term. LeeAnne Kane offered to serve. There were no nominations and they were elected by acclamation. The ACC will consist of Mike Roberts as Chair, David Rothschild and James Chaney. Stephen Step volunteered and eventually will replace David.

BEST YARDS OF 2022

Congratulations to the Beatties – 7835 Paddock Ct for “Best Yard of 2022” awarded a \$75 gift card. Second place, \$50 gift card, were the Greggs – 7839 Paddock Ct and Third Place, \$25 gift card were M. MCLaoughlin, C. Svay – 7829 Gelding Dr. Honorable Mentions were 2042 Arab Dr (Schorno/Duerr), 2017 Arab Dr (Acostas), 7619 Gelding Ct (Jaspers) and 1231 Trails End Ct (Boxes). Your beautiful yards were a pleasure to see & assets to the neighborhood. Thank you so much!

BUSH PRAIRIE CAPITAL RESERVE FUND

The purpose of a Capital Reserve Fund is to fund and plan for the inevitable major repair and replacement costs in the Common Areas the Association is responsible for, as well as for new capital improvements.

When a Homeowners Association (HOA) doesn't have a designated Capital Reserve Fund, or makes the mistake of underfunding capital reserves, the result can be disrepair, decreased property values and low morale among property owners. Economic pressures may tempt a Board to cut back on funds, especially when there are demands from owners to keep assessments low or if there are no immediate pressing repair or replacement needs. But the long term result of such a move can end up costing a HOA far more in dollars and frustrations. A reserve fund protects the homeowner's investment, maintains property values and provides peace of mind of knowing your HOA has a financial safety net in place.

At its 2010 annual meeting, BPHA made a decision to develop a sustainable Capital Reserve Fund. The next two years were spent developing policies and procedures for the Fund, including conducting a Capital Reserve Study – a self-audit detailing the life expectancy and estimated repair and replacement costs of Association assets (playground equipment, tennis court, irrigation systems, etc.).

So, at the end of 2022, 10 years after the initiation of our Capital Reserve Fund and the dedication of \$2.50/lot/month, we have accumulated sufficient funds to maintain the existing common assets (over \$130,000 in initial value).

The BPHA Capital Reserve Plan includes an accommodation for inflation. Your board plans to review the study over the next year to ensure that the recent spike in economic inflation is covered by our current assessment. Our goal remains to keep our neighborhood desirable for its homeowners and attractive to prospective buyers while avoiding a large special assessment in the future.

EVENTS IN 2023

EASTER EGG HUNT – April 8, 2023 Morning in the Meadow to Age 10

Evening in The Bowl - older than 10

MULTI-NEIGHBORHOOD GARAGE SALE – July 7-8 or July 14-15, 2023

Mission Statement

Our mission, as the Bush Prairie Homeowners Association, is to enhance the value and desirability of all real property within the association and promote the health, safety and welfare of our residents, while fostering a friendly and neighborly community

Board Members

President: Debbie Hoxit- 360 701-3159
Vice President: LeeAnne Kane-
Members: James Chaney- 254 392-1111
Mike Roberts-360 357-4435
Tim Wachtman-206 584-4435

Officers

Secretary: Terry Kirkpatrick -360 943-3293
Treasurer: Linda Moehrke – 360 491-6071
Webmaster: Dave Hill
Newsletter: Elena Guinn

Committee Chairs

Architectural Control: Mike Roberts
Emergency Prep: Vacant
Landscape/Maintenance:
Mailbox:
Welcome: Jeanne Kirkpatrick, Tammy Greenwell

