

BUSH PRAIRIE NEWS

JANUARY 2020

PRESIDENT'S MESSAGE: Interested in paying over double current dues?- VOLUNTEER HOA BOARD vs PROPERTY MANAGEMENT COMPANY-

Happy New Year! I've been asked to continue to serve as your Board President despite an already full plate of business and family commitments. The reason I do this is because I'm so thankful for the pleasure of living in this great, desirable neighborhood and the community it offers. The Bush Prairie HOA Board is comprised of volunteers that really care about our neighborhood, maintaining its family friendly feel and safeguarding the property values. The BPHOA is able to maintain our independence only because of our all-volunteer board.

In the past, we fleetingly considered the cost/benefit of hiring a property management company. There are numerous drawbacks to outsourcing – the largest one being its significant cost to our homeowners. Typical management fees for our neighborhood's size range between \$35,00-\$45,00 per year, potentially more than doubling our current HOA dues (our total dues income is roughly \$40,000 for 2020). If a substantial raise in dues isn't enough, we would be subjected to adversarial fines for small offenses. These companies are incentivized to collect fines against properties. I hope we can all agree we don't want that for Bush Prairie.

Our volunteers, each of whom lead busy lives, might take a couple of days to return a call but we actively work to make sure to respond in a timely fashion. Each board member values personal responsiveness and are committed to maintaining communication via our website, meetings, newsletters, activities and more. We volunteer happily for our community, even though we are busy.

This is where you come in. We currently have a Board opening and we need your help. The position really doesn't take more time than an hour meeting once a month. New people bring fresh ideas that spawn creativity of thought and generate even more new ideas. Join us! Bring your unique perspective to the conversation because it adds value. You may not think you have something to add, but you do. Let's keep Bush Prairie relevant & a desirable place to call home! Call me or any board member and volunteer for the Board Position or help with working on one of our events/projects (picnic, egg hunt, garage sale, landscaping projects, greeting new homeowners & other smaller tasks). **Roger Fish, 7702 Filly Court, (360)753-7100**

HOLIDAY DECORATIONS CONTEST WINNERS

Thank you to everyone who brought holiday cheer to our neighborhood. It is very difficult to select winners and gets harder each year as more participate in the festivities. The winners of a \$50 gift card are the Higas with their dazzling display at 1841 Arab Drive. Second place with a charming display in both day & night decorations, a \$30 gift card goes to the Acostas at 2017 Arab Drive. Third place winner of a \$20 gift card are the Braumbaughs at 7640 Filly Ct. Honorable Mentions go to the Smiths at 1230 Bridle Drive, the Potts at 7706 Filly CT and the Henrys at 7828 Paddock Ct.

TREASURER'S NEWS

Join me in welcoming our new treasurer, Linda Moehrke, who will be transitioning into the position over the next couple of months. This is a difficult job and we appreciate her service to our association.

New in 2020: HOA dues statements issued only in January, no more July bills. Enclosed with this newsletter is your annual HOA dues invoice. If you are delinquent or have a credit on your account, you will find a green statement attached to the 2020 invoice. The green statement reflects your current balance owed, including this year's dues. As a reminder, last year we voted to change from billing semi-annually to annually, which is why your bill is twice as much as you are probably expecting. For your convenience, checks can be mailed to our post office box for no charge. Or, by popular request, 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: 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. By Vicki Huntley, outgoing Treasurer

ANNUAL MEETING HAPPENINGS

The meeting was held at the Tumwater Fire Dept. Training Room at 7 p.m. November 17, 2019. Twenty-six people attended. Committee Report highlights. Landscape Maintenance was a major expense, \$15500, used for regular maintenance and for cleanup of common areas from winter storms. \$6500 was spent for new and replacement play equipment in the Bowl. 2020 will bring installation of the new Whirl n Twirl, striping of basketball court, power wash tennis court and solicitation of bids for a new landscaping contract. The Welcome Committee delivered 12 baskets to new homeowners. We need someone to restart and strengthen the Bush Prairie Emergency Preparedness Plan in 2020.

Three board positions needed to be filled. There being no nominations, the outgoing members, Mike Roberts and Debbie Hoxit, agreed to serve a second term. The third position is still filled by Linda Moehrke who is taking the Treasurer position. This third position needs to be filled by someone other than her because the treasurer's job is a big commitment.

Capital Reserve Update- No modifications are needed to the plan. Any maintenance projects of capital assets are fully funded in the 2020 budget. Enforcement- Primary violations of the CC&Rs, ByLaws and ACC Standards involve trailers, boats, RVs and failure to obtain ACC approval for projects. This year the Board completed an inventory of significant violations and talked to multiple owners about these. The board will continue to pursue bringing all homeowners into compliance in 2020. The homeowners present gave approval for the board to continue pursuing active enforcement of the CC&Rs, ByLaws and ACC Standards.

DECEMBER BOARD MEETING

Election of Board Officers for 2020 were: President – Roger Fish and Vice President – Debbie Hoxit. Vicki Huntley has resigned as Treasurer after the January 2019 mailing of Homeowners Dues statements. Linda Moehrke will become the new Treasurer and is working with Vicki for a smooth transition of these duties. A HUGE thank you to Vicki for being the treasurer in 2019. The first meeting of the board in 2020 is Thursday, January 9, 6:00p.m. at 1739 Arab Drive. All homeowners are welcome to attend board meetings.

BEST YARDS OF 2019

Congratulations to the Flints at 2005 Arab Dr SE for "Best Yard of 2019". They were awarded a \$75 gift card to Home Depot. Second place, \$50 gift card, were the Warrens at 2010 Arab Dr and Third Place, \$25 gift card were the Jaspers at 7619 Gelding Ct. Honorable Mention were the Boxes at 1231 Trails End Ct., the Burbidges at 7638 Stagecoach Ct, the Kellers at 7831 Paddock Ct and the Sniders at 1923 Arab Dr. Your beautiful yards were a pleasure to see & assets to the neighborhood. Thank you so much!

2020 BPHA BUDGET

The budget for 2020 was approved at the annual meeting as follows:

Income: \$40,160 (includes dues, stormwater fund, interest & finance charges & \$6800 in Capital Reserve)

Expenses: \$40,160 (including Capital Projects-\$8000 and Capital Reserve Transfer-1905)

WINTER WEATHER MAINTENANCE

A walk around the neighborhood shows storm drains covered or blocked by leaves and other debris. Just a reminder, if you have a drain near your residence if you can check for blockage and clear drain as needed so we can prevent flooding from heavy downpours. Thanks for your help.

SAFETY TIPS

Walkers in Bush Prairie – Where there are sidewalks, residents are encouraged to use them. Walking in the street is not safe, especially this time of year when it can be dark, cloudy and rainy.

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: Roger Fish -360 753-7100
Vice President: Debbie Hoxit-360 701-3159
Members: Linda Moehrke-360 491-6071
Mike Roberts-360 357-4435
David Rothschild -360 878-1667

Officers

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

Committee Chairs

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

