

BUSH PRAIRIE NEWS

JANUARY 2021

PRESIDENT'S MESSAGE

Goodbye 2020! Hello 2021! The volunteers that make up the Board of the Bush Prairie Homeowners Association hope that the new year finds you and your family healthy and safe. I personally begin the year with a renewed hope that this year will be rich with positive steps forward. The Association is in good shape financially, although we did not accomplish some of the goals we had planned because of the COVID quarantine. Undaunted, we continued to have meetings using ZOOM, reviewed and approved ACC requests, successfully had a productive annual Association meeting and followed through on maintaining our neighborhood during 2020.

2021 will begin under these same conditions and I hope we will be back to some semblance of normalcy by the summer months – we'll see. We will continue to hold monthly ZOOM meetings just like our annual meeting in November. 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 14th at 6pm. The primary agenda will be: 1) to discuss the year's goals of continued compliance initiatives and COVID impacts to our normal activities, 2) Association dues mailing and 3) a refresh of the 20-year /capital Reserve Study which is nearing its half-way mark since it started in 2012. Please join us on the web!

We are excited to welcome two new members to our team in December: James Chaney and Tim Wachtman. Tim has volunteered to fill our open Board position and James will serve as an ACC member. I look forward to their fresh ideas and working with them on our important mission: making Bush Prairie the best place to live in Tumwater!

Roger Fish, President

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, a \$30 gift card goes to the Nickersons at 1344 Bridle Ct. Third place was a tie with each winner given a \$20 gift card are the Andruses at 7638 Stagecoach Ct. & the Montgomerys at 1911 Arab Dr. Honorable Mentions go to the Smiths at 1230 Bridle Drive, the Penroses at 7714 Filly CT, the Henrys at 7828 Paddock Ct., the Grahams at 1440 Arab Dr and Pat DeNeui at 1425 Arab Dr.

TREASURER'S NEWS

Enclosed with this newsletter is your annual HOA dues invoice. Previously the option of receiving your dues invoice by email was made and we now have about 80 homeowners who have opted for this. 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, 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: 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.

Linda Moerke, Treasurer

2021 BPHA BUDGET

The budget for 2021 was approved at the annual meeting as follows:

Income: \$40,487.56 (includes Dues, Capital Reserve & Stormwater dues & interest, finance charges)

Expenses: \$40,487.56 (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 15, 2020. Twenty-five people attended and ten proxies provided a quorum. Finance highlights: 1) There are liens on two properties. Sixteen homeowners are delinquent on dues payment for a total of \$6,684 outstanding. 2) 2020 Year End Projections: Operating-\$41,849, Capital Reserve-\$44,788, Stormwater-\$21,687. Committee Highlights: 1) ACC: 31 requests received, 5 didn't meet standards, some didn't allow enough review time. Some projects not submitted for review and 3 projects resulted in encroachment on other's property. 2) Landscape Maintenance: The new common area maintenance contract significantly increased this yearly expense. 3) Webmaster: BPHA website has a new link to a map of the neighborhood and location of common areas. 4) Welcome Committee delivered 12 baskets to new homeowners.

Two board positions needed to be filled. There being no nominations, outgoing member, Roger Fish volunteered to serve another term and was elected by acclamation. James Chaney and Tim Wachtman expressed interest in volunteering but requested more information. Roger Fish will provide this and invited them to the December Board Meeting.

DECEMBER BOARD MEETING

Election of Board Officers for 2021 were: President – Roger Fish and Vice President – Debbie Hoxit. The Board appointed Tim Wachtman to the vacant Board position and James Chaney as a member of the Architectural Control Committee. The first meeting of the board in 2021 is Thursday, January 14, 6:00p.m. on ZOOM. All homeowners are welcome to attend board meetings. Contact webmaster@bushprairie.com or Board@bushprairie.com for the ZOOM link.

BEST YARDS OF 2020

Congratulations to the Duerrs at 7042 Arab Dr SE for “Best Yard of 2020”. They were awarded a \$75 gift card to Home Depot. Second place, \$50 gift card, were the Hellmans at 7711 Arab Ct and Third Place tied, \$25 gift card were the Beatties at 7835 Paddock Ct and the Swansons at 2018 Arab Dr. Honorable Mention were the Copelands at 1241 Bridle Dr., Pat DeNeui at 1425 Arab Dr, the Flints at 2005 Arab Dr, the Jaspars at 7619 Gelding Ct and the Patters at 2009 Arab Dr. Your beautiful yards were a pleasure to see & assets to the neighborhood. Thank you so much!

NEWS TIDBITS

- **Political campaign signs should have been removed by November 10, 2020.**
- **Mailbox units should not be used for posting any signs. The tape removal damages the units, often the reflective tape to keep cars running into them.**
- **Reminder for those with storm drains near your yard – check for any blockage to prevent flooding from heavy rains.**
- **Walkers in Bush Prairie – where there are sidewalks you 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: Al King-360 943-4431
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: Chris Meyers
Mailbox: Roger Fish
Welcome: Jeanne Kirkpatrick, Tammy Greenwell