

# **BUSH PRAIRIE NEWS**

**JANUARY 2022**

**Goodbye 2021! Hello 2022!** The Board of the Bush Prairie Homeowners Association hope that the new year finds you and your family healthy and safe. In 2021 we continued to have meetings using ZOOM, reviewed and approved ACC requests, brought back our Annual Multi-neighborhood Garage Sale which was a great success and finished the year with our annual Association meeting on ZOOM again. IN 2022 monthly Board meetings will continue to be by ZOOM. If you would like to attend, please email our webmaster ([webmaster@bushprairie.com](mailto:webmaster@bushprairie.com)) or the Board ([board@bushprairie.com](mailto:board@bushprairie.com)) for the link to the monthly meeting. The January meeting will be held on Thursday, January 13<sup>th</sup> 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) 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!

## **HOLIDAY DECORATIONS CONTEST WINNERS**

Thank you to everyone who brought holiday cheer to our neighborhood. It seems like more homes were decorated this year! The first place winner of a \$50 gift card are the Acostas at 2017 Arab Dr. Second place winner of a \$30 gift card are the Millers at 1320 Bridle Dr. Third place winner given a \$20 gift card were the Smiths at 1230 Bridle Dr. Honorable Mentions go to Andruses - 7638 Stagecoach Ct, Montgomerys – 1911 Arab Dr, Grahams -1440 Arab Dr, Meyers – 1429 Bridle Dr, Henrys – 7828 Paddock Ct, Kuhns – 1827 Arab Dr, De Neui – 1425 Arab Dr.

## **TREASURER'S NEWS**

Enclosed with this newsletter is your annual HOA dues invoice. The due date for dues payment is **January 31, 2022**. Remember, this is a one time payment that covers all of 2022. 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](mailto: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](mailto:treasurer@bushprairie.com) to make payment arrangements.

Linda Moerke, Treasurer

## **2022 BPHA BUDGET**

The budget for 2022 was approved at the annual meeting as follows:

**Income:** \$40,845.61 (includes Dues, Capital Reserve & Stormwater dues & interest, finance charges)

**Expenses:** \$40,845.61 (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 7, 2021. Fifteen people attended and fifteen proxies provided a quorum. Finance highlights: 1) 2021 Year End Projections: Operating-\$27,000, Capital Reserve-\$54,849, Stormwater-\$22,800. 2) There is one lien and one in process. Three homeowners are delinquent on dues payment for a total of \$4,036 outstanding. Committee Highlights: 1) ACC: 32 requests received, 6 didn't meet standards, some didn't allow enough review time. Some projects not submitted for review. The HOA will continue to educate homeowners on approval requirements for home projects. 2) Landscape Maintenance: The Bowl-Striping done for basketball and pickleball courts, Whirl&Twirl installed. Vandalism to Big Toy(repaired) and picnic tables (repair in 2022). Users must take their trash home. Dog bag dispenser installed at corner of Trails End & Arab Drives. In 2022, repair of Gelding Ct retention pond outfall. 4) Welcome Committee: delivered 12 baskets to new homeowners.

Two board positions needed to be filled. Outgoing members, Debbie Hoxit and Mike Roberts volunteered to serve another term. There were no nominations and they were elected by acclamation. The ACC will consist of Mike Roberts as Chair, David Rothschild and James Chaney.

## **DECEMBER BOARD MEETING**

Election of Board Officers for 2022 were: President – Debbie Hoxit and Vice President – Tim Wachtman. Terry Kirkpatrick and Linda Moerke were asked to remain as Secretary and Treasurer, respectively.

## **BEST YARDS OF 2021**

Congratulations to the Acostas at 2017 Arab Dr for “Best Yard of 2021” awarded a \$75 gift card. Second place, \$50 gift card, were the Boxes at 1231 Trails End Ct and Third Place tied, \$25 gift card were the Copelands at 1241 Bridle Dr and Pat DeNeui at 1425 Arab Dr. Honorable Mentions were 1827 Arab Dr (Kuhns), 2037 Arab Dr (Kees), 2042 Arab Dr (Schorno/Duerr), 7711 Arab Ct (Heilmans), 7839 Paddock Ct (Greggs), 7826 Gelding Dr (Hutchinsons) and 7637 Stagecoach Ct (Mendels). Your beautiful yards were a pleasure to see & assets to the neighborhood. Thank you so much!

## **EVENTS IN 2022**

**Put these dates on your calendar & look for more news in the future**

**EASTER EGG HUNT – April 16, 2022 Morning in the Meadow to Age 10**

**Evening in The Bowl older than 10**

**MULTI-NEIGHBORHOOD GARAGE SALE – July 8 & 9, 2022**

## **BPHA ByLaws Changes**

The BPHA Board approved changes of Annex A to architectural control standards on July 29, 2021. Primary changes were to add standards for Division 1-4 to provide guidance for restoration of a home substantially damaged by fire, flood, or act of nature and, to remove cedar shakes and add matte-finished metal shingles as acceptable roofing materials.

The BPHA Board approved on September 16, 2021 changes to Article III Sect 5 & 7 and Article VI Sect 4& 5 that allows for proxies by email to be considered “in writing” and also to allow for participating in meetings remotely by telephone, internet, satellite or alternative technology methods. These documents are available on the Association website at [www.bushprairie.wordpress.com](http://www.bushprairie.wordpress.com).

## **NEWS TIDBITS**

- **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 and melting snow.**
- **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.**
- **The Board plans actions for homeowners who are not in compliance with the CC&Rs.**

### **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: Tim Wachtman- 206 584-4435  
Members: James Chaney- 254 392-1111  
Mike Roberts-360 357-4435  
Roger Fish- 360 753-7100

#### **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

