

BUSH PRAIRIE NEWS

JUNE 2021



JULY 23-24(Fri-Sat) 8am-5pm MULTINEIGHBORHOOD GARAGE/YARD SALE (Some homes end at noon on Saturday)

5 neighborhoods (Bush Prairie, Bridlewood, Deschutes Ridge, Park Ridge and Sterling Crossing) join together to coordinate their annual garage/yard sales. Join in the fun by selling to or buying from your neighbors. Looking for treasures – furniture, household goods, tools, sports, jewelry, adult & children’s clothing? Our neighborhoods are the place to be. Some homes will also be providing refreshments. Those planning on selling or have questions please email Debbie Hoxit at Debbie.hoxit@yahoo.com with your address so we know where to post signs on the morning of the 23rd. Forget to let us know? No worries, feel free to put up your own signs.

BUSH PRAIRIE NEIGHBORHOOD ANNUAL PICNIC SATURDAY, AUGUST 17, 2019 at NOON in THE BOWL

Come on out and join your neighbors for a fun afternoon of games, a water slide & yummy food. BPHA will provide burgers, hot dogs and drinks. *Please bring a side dish (appetizer, salad or dessert) to share. See you there!*

HOME IMPROVEMENTS & ARCHTECTURAL CONTROL APPROVAL

The outdoor home improvement season is here! If you are planning projects like a new fence, roof, exterior painting of your home, a yard shed or any major project to your home, you need to check the CC&Rs and architectural standards to be sure you will be compliant. You must submit your plans to the Architectural Control Committee for approval prior to start of project. If it is a property line project such as a new fence, be sure you are within or on your property line. Access to the ACC Approval form and submittal is on the BPHA website, click on Covenants & By-Laws, then Architectural Standards to get what is needed.

There has already been quite a few home improvement projects in the last few months. The ACC has already reviewed projects for a house addition, a deck replacement, a gazebo, 2 fences and 2 housepaintings.

BACKFLOW INSPECTION PROGRAM

If you have an irrigation system installed in your yard, you know the city of Tumwater requires an annual inspection of the backflow valve on your system. Over twenty years ago our neighbor, Al King, took it upon himself to coordinate having this inspection done for whoever in the neighborhood wanted to join his group to have one company come to do the inspections at a reasonable cost. He did all the coordinating with the company, Lacey Backflow, LLC for the last few years. Al and his family have decided to downsize and are in the process of selling their home and moving out of Bush Prairie. So our coordinator will be leaving. He has put out emails to seek anyone who would be willing to replace him as the coordinator. It's a job that takes 3-4 hours **A YEAR**. If you think you would like to do this, contact Al at AlKing1@comcast.net or 360 943-4431 and he will help you get started. Thank you, Al, for doing this for Bush Prairie for these 20+ years. Best wishes in your new home!!!

HOMEOWNER ASSOCIATION MEMBERSHIP & ASSESSMENTS

Homeowners associations are established, organized and managed in accordance with the Revised Code of Washington Chapter 64.38. Membership in an association is made up of owners of real property that is located in the area over which the association has jurisdiction.

The Bush Prairie Homeowners Association Declaration of Covenants, Conditions and Restrictions specifically define in Article III Membership and Voting Rights and in Article IV Covenant for Maintenance Assessments. Basically, if you own a lot in Bush Prairie you are a member of the association and each lot is subject to assessments. Article IV, Section 1 says if you have a deed to a lot you agree to pay annual assessments and charges and any special assessments for capital improvements. Assessments, interest, costs and attorney's fees that may occur shall be a charge on the property and subject to continuing lien and the personal obligation of the Owner of the property at the time the assessment was due. The annual assessment is used for recreation, health, safety and welfare of the residents and for improvement and maintenance of the Common Areas and other expenses as outlined in the By Laws. The last time a special assessment was charged was in 2009 for the change from individual mailboxes to the cluster units that are now located through the neighborhood.

In January 2020 the Association went to an Annual Dues (assessment) Payment with a due date of February 1st. Prior to this it was sent out twice a year. It is still a nominal amount of \$162 a year. Fortunately the majority of our homeowners responsibly pay their dues in a timely manner. However, of the 230 lots that are assessed this is the status of accounts in arrears: 7 unpaid for 2021 dues, 1 unpaid for 2 ½ years, 3 unpaid for several years and 2 lots with liens in place. The total amount of funds in arrears is \$7,700. If interested in more information on these topics check out the General Info FAQs on the Bush Prairie website or your C,C&Rs.

UPDATES IN THE BOWL

The board plans for installation of the Whirl & Twirl and striping for a Pickleball Court on the tennis court in The Bowl. If you are interested in helping, contact Chris Meyers at 360 515-0168.

SUMMER REMINDERS

TENTS. Structures other than the primary residence shall not be used on any lot at any time as a residence either temporarily or permanently. The exception is recreational outdoor camping in a tent by children which is not visible to the public view from the street on which the property fronts.

PARKING & STORING VEHICLES. Boats, RVs and trailers need to be parked so they are screened from public view except for **clearly temporary parking**. These need to be parked on driveways or hardstand, not lawns. **Covenant Article VI, Section 9.** For homeowners who are temporarily parking these vehicles on the street please do not park in an area where your vehicle may be causing a traffic obstruction or safety issue such as a hill/incline.

OPENFIRES. No open fire permitted on any lot except for barbecue facilities. **Art6.Sect11.**

WALKING PETS. Doggie waste bags are available in 4 dispensers through the neighborhood for convenience of pet walkers. You must take your pet's waste with you, however. Thanks!!

COMMUNITY ACTIVITIES

2019 YARD OF THE YEAR. Very soon a committee (at least 3 persons) will be canvassing the neighborhood to select a Yard of the Year along with 2nd, 3rd places and possible Honorable Mentions. Awards are \$75, \$50 and \$25 respectively and Certificates for Honorable Mention. Yards selected are announced at the BPHA Annual Meeting in November.

New homeowners: If you have moved into Bush Prairie in the past six months and have not been welcomed by the treasurer or a welcome greeter please contact a board member.

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: Vicki Huntley -360 451-2617
Members: Debbie Hoxit-360 701-3159
Mike Roberts-360 357-4435
David Rothschild -360 878-1667

Officers

Secretary: Terry Kirkpatrick -360 943-3293
Treasurer: Michelle Fields 253-720-8699
Recreation: Debbie Hoxit
Webmaster: Dave Hill
Newsletter: Elena Guinn

Committee Chairs

Architectural Control: David Rothschild
Emergency Prep: Vacant
Landscape/Matnc: Chris Meyers
Mailbox: Roger Fish
Welcome: Jeanne Kirkpatrick, Tammy Greenwell