

BUSH PRAIRIE NEWS

OCTOBER 2022

BPHA ANNUAL MEETING **7 P.M., Sunday, November 20, 2022** **Virtual Meeting Using ZOOM**

Once again the Bush Prairie Homeowners Association will conduct the Annual Meeting remotely, not in person, using ZOOM. Homeowners can receive information for online access to the meeting by emailing our Webmaster at webmaster@bushprairie.com. We have found more homeowners participated these past two years when we have used ZOOM. If you cannot participate and have comments or issues you can contact any board member. Contact information is available on the BPHA website, www.bushprairie.wordpress.com. We hope you can participate.

WANTED: A FEW GOOD FOLKS

Bush Prairie has been fortunate in the past to have residents willing to be involved in neighborhood activities such as serving on the Board and Committees. COVID seems to have impacted that. In 2022 we had to cancel our traditional Summer Picnic because no one was willing to step up and take the lead to make it happen. We also had to recruit Linda Moehrke, already doing the huge job as Treasurer, to fill the Board vacancy left when Roger Fish moved.

So, **HELP!** We need three new Board Members for 2023. We need Chairs for the Recreation Committee, the Compliance Committee and the Emergency Preparedness Committee. Assistants for the Treasurer and Landscape Maintenance Chair would also be welcomed. Volunteers are what keep our Association dues affordable. If we are forced to hire a Homeowner Management firm current assessments would have to be increased and we would lose control of our neighborhood.

WE WANT YOU!!!

If you (or maybe a neighbor) are interested in serving, please call any member of the Board (contact numbers are on the website and this newsletter) or Terry Kirkpatrick, Secretary at (360)943-3293.

HOMEOWNERS DUES INCREASE STARTING IN 2023

Homeowners' dues will be increased by \$1 per month making the annual dues \$174 beginning in 2023. The landscape maintenance contract for the common areas increased about 57 % when a new contract was established. The Board realized the current budget would not support this expense over the long term. Therefore, in accordance with Article IV, Section 4(a) of the Bush Prairie Covenants, the Board approved a \$1/month increase in homeowners' dues. This is the first dues increase for operational expenses since 2009. In comparison to other Homeowners Associations dues in Tumwater, ranging from \$108 to \$4800 annually, \$174 will be one of the lowest annual homeowners' dues in the area. It's GREAT to live in Bush Prairie!!!

A WEE BIT TO KNOW ABOUT HOAS

Homeowners Associations (HOA) began in the mid-19th Century as a way for land developers to market and sell homes. They proliferated in the 1960s when suburban developments were being built. Now over 69 million Americans belong to an HOA. An HOA is a nonprofit organization set up to manage and maintain a collective of homes such as a neighborhood. The three things common to all is: mandatory membership, binding documents and lien based assessments. The goals of an HOA is to administer the business of the association, maintain the common areas, enhance real estate values, create and enforce rules and regulations. Some of the benefits of living in an HOA neighborhood are protecting property values, access to amenities, rules and regulations that promote good community citizenship. (Source: <https://hub.associationonline.com>)

Bush Prairie Homeowners Association was started by the developer, M.J.L.,Inc. and the first Covenants, Conditions and Restrictions (C,C,&Rs) was recorded with the Thurston County Auditor on 10 October 1978. It was to expire in October 2008. After a committee of homeowners reviewed the C,C&Rs and made minor revisions, it was presented and approved by more than 75% of homeowners to be continued into perpetuity on 13 November 2007. The final copy was recorded with the Thurston County Auditor on 8 May 2008. The Bush Prairie HOA is managed by a volunteer Board of Directors. Management of the HOA is in accordance with Chapter 64.38 Revised Code of Washington, Bush Prairie C,C&Rs, ByLaws, Board Policies and ACC Standards.

ENFORCEMENT OF BPHOA RULES & REGULATIONS

Enforcement has been a topic for the BPHOA for many years. Around 2005 Duties and Responsibilities for a Compliance Committee was drafted. The first and only Chair of the committee drafted some enforcement procedures. In 2015 a Board member developed an amendment to the Bylaws that formalized enforcement standards and was approved at the 2015 Annual Meeting. A table of enforcement steps and fines has been prepared as Board Policy Four and can be found on the BPHOA website. Because of failure to have a working Compliance Committee due to lack of volunteers, it has fallen on the Board Members to tackle enforcement issues. So where are we with enforcement? The following is a message from our President, Debbie Hoxit.

Many of you asked the Board to enforce the C,C&Rs and Bylaws. We have listened. In the last year the Board has sent 17 courtesy letters and 2 violation letters. Eleven homeowners have corrected the noncompliant issue. We deal with noncompliance issues in accordance with the table of steps and fines in Board Policy 4. The most common noncompliance issues have been: **RV, Boat storage/parking not hidden from public view and Shed/Outbuilding construction not compliant with architectural standards.**

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. You can help by being knowledgeable of the C, C & Rs and Bylaws, available at <https://bushprairie.wordpress.com/covenants-by-laws/>, so we can all be considerate, good neighbors.

PARKING & STORAGE OF VEHICLES & TRAILERS

The proper parking and storage of RVs, boats and trailers is the **Number 1 issue of noncompliance**. Here again is what is stated in our C,C&Rs. Article VI, Section 9 of the CC&Rs pertain to Parking & Storage of Vehicles and Trailers. It states recreational vehicles, trailers and boats parked on lots must be only on driveways and hardstands such as concrete, asphalt or compacted rock AND hidden from public view except for clearly temporary parking. Article XIII: ACC Standards and Interpretations of Covenants, Sect. 2 states a six foot opaque fence or other visual barrier such as shrubbery between an RV, trailer or boat and a public street will be considered adequate screening. Article VI, Sect. 4 states trailers, mobile homes, boats shall not be used as a residence temporarily or permanently. Homeowners who have a trailer, boat or mobile home, etc., please review the above CC&Rs to assure you are in compliance.

NEWS TIDBITS

- **Annual Homeowners Dues Invoices sent out first week of January 2023**
- **Political campaign signs are permitted but must be removed within seven (7) days after the election. CC&Rs Article VI, Section 3**
- **Want to join the Bush Prairie email list. Send your email address to BPHA Secretary at terrykirk@comcast.net**

HOLIDAY DECORATIONS CONTEST

The holiday season will be upon us before we know it. Decorate your house and/or yard with holiday lights and other décor. The judging committee will be looking through Bush Prairie in mid-December to select the homes with the best decorations of the season. Prizes: 1st Place- \$50, 2nd- \$30, 3rd- \$20. Winners will be announced in the Winter Newsletter.



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 -
Mike Roberts -360 357-4435
Linda Moehrke-360 491-6071

Officers

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

Committee Chairs

Architectural Control: Mike Roberts
Emergency Prep: Vacant
Landscape/Maintenance: Chris Meyers
Mailbox: Chris Meyers
Welcome: JeanneKirkpatrick, TammyGreenwell
Compliance: Vacant