

BUSH PRAIRIE NEWS

JUNE 2018

BUSH PRAIRIE HOMEOWNERS ASSOCIATION COVENANTS, BY-LAWS AND POLICIES

The Bush Prairie Neighborhood was developed starting in the late 1970s by Moe Loveless. His corporation was M.J.L., Inc. at that time. The Covenants, Conditions and Restrictions (CC&Rs) for Bush Prairie were filed in the Thurston County Auditor's Office on October 10, 1978 to be effective for thirty years. A committee of homeowners began review of the CC&Rs in 2005 and developed a draft and then a final document for homeowners to vote on. The document is an Amendment to the original CC&Rs, was approved by 190 of 230 homeowners and was filed in the Thurston County Auditor's Office on May 8, 2008 to exist into perpetuity. The homeowners association also has By-Laws and Policies and uses other rules and regulations such as RCW 64.38 in managing the affairs of the association. Each homeowner should have received a copy of the CC&Rs as part of the purchase of your home. Also, copies of the CC&Rs, By-Laws, Board Policies, RCW64.38 and FAQs is included in the Welcome Basket given to new homeowners moving into Bush Prairie. These documents can also be found on the Bush Prairie Homeowners Association website, www.bushprairie.wordpress.com. The last addition to the By-Laws and Board Policy occurred in November 2015 after approval at the BPHA Annual Meeting and pertains to enforcement and a fine schedule regarding the CC&Rs, policies and architectural control standards. This addition is included in this mailing.

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.

DETACHED ACCESSORY DWELLING UNITS

There is a lot of talk these days about "tiny houses". Tumwater Municipal Code allows an Accessory Dwelling Unit (up to 800 SF) to be built on a lot with a single-family structure. It may be attached, created within or detached from the single-family unit. By WA State Law, however, Homeowner Association covenants take precedence when they are stricter than local codes. Article VI, Section 4 of the BPHA Covenants states: Structures other than the primary residence, including but not limited to trailers, tents, garages, barns or other out buildings shall not be used on any lot at any time as a residence either temporarily or permanently. Therefore, detached accessory dwelling units are prohibited on all properties in Bush Prairie.

VOLUNTEERS IN BUSH PRAIRIE

VOLUNTEERS are what make things happen in Bush Prairie. We always are very glad to see new folks step up to help. This time it's Laurie Milligan who has agreed to manage the 2019 Easter Egg Hunt. Thank you, Laurie!!! We look forward to hearing more in the future. One of our recently elected board members, Debbie Hoxit, has also taken on the position of Recreation Chairperson to coordinate all the recreation activities for the neighborhood. We are still looking for someone to chair the Emergency Preparedness Committee and a third person for the Architectural Control Committee. If you are interested, contact President Roger Fish. We are saying goodbye to Bill Moneer and his family who have donated many hours to Bush Prairie over the years. Bill has held many positions-President & Vice President of the Board, Webmaster, Treasurer, ACC Chair and helped with the newsletter, egg hunts, picnics, work parties, speed watch, etc. Thank you for all your contributions!

BPHA DUES PAYMENT ONLINE

Convenience in billing has been a priority for Bush Prairie Homeowners Association for years. Many homeowners have said an online option would make payment much easier. Online bill payment will be available by the next billing cycle in January 2019. We are selecting a company that we will contract with to allow online bill payment as an option for those wanting it. There will be a minimal fee to use the service which will be paid by the homeowner using this option. There will be no fee for payment by check. More information will be in your January 2019 dues statement.



July 27-28 (Friday-Saturday) 8am-5pm - MULTI-NEIGHBORHOOD GARAGE/YARD SALE - 5

Neighborhoods (Bush Prairie, Bridlewood, Sterling Crossing, Deschutes Ridge and Park Ridge) join together to coordinate their annual garage/yard sales. We recently learned that there may be a 6th neighborhood, Deschutes Heights, participating.

Join in the fun by selling to or buying from your neighbors. Looking for treasures - furniture, household goods, tools, sports, jewelry, adult and 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 that we know where to post the signs on the morning of the 27th. Forgot to let us know? No worries, feel free to put out your own signs.



ANNUAL NEIGHBORHOOD PICNIC

“SATURDAY, AUGUST 4, 2018 at NOON in THE BOWL” - Come out and meet your neighbors for a fun afternoon of games, bouncing in the Bounce House and lots of yummy food. BPHA will provide hot dogs, hamburgers and drinks. *Please bring a side dish (appetizer, salad or dessert) to share.* See you there.

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
Lnandscape/Matnc: Chris Meyers
Mailbox: Roger Fish
Welcome: JeanneKirkpatrick, TammyGreenwell

