

Bush Prairie Homeowners Association

<http://www.bushprairie.com/>

Bush Prairie News

July 23, 2007

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REVISED COVENANTS FOR BUSH PRAIRIE

After thirty years, the Covenants for Bush Prairie will expire in October 2008. The Bush Prairie Homeowners’ Association was incorporated under the laws of Washington State in 1978. The Association exists in perpetuity unless dissolved by a vote of two-thirds of the homeowners. The powers of the Homeowners Association are set forth in Washington State law, Chapter 64.38, RCW.

Our current Covenants (Declaration of Covenants, Conditions and Restrictions, CC&Rs) document is one of our “governing documents,” along with our Articles of Incorporation, Bylaws and other documents such as Architectural Control standards. We could operate without Covenants, but the Association would have to make a major revision of the Bylaws and create a set of Rules and Regulations that would specify property rights, membership and voting rights, maintenance assessments, architectural control criteria and residential area restrictions.

In 2005, after discussion at the Association’s Annual Meeting, the Board decided that our best option is to update and revise our Covenants so that, like our Articles of Incorporation, they run in perpetuity. A covenants committee was appointed with homeowner Fred Schaefer as the chair. They drafted revised Covenants, which were sent to all homeowners for review and discussed at the 2006 Annual Meeting. The approach has been to make no substantive changes in our current covenants except to extend them, remove language which referred to the developer, and to reduce the future vote of homeowners required to change the Covenants from seventy-five percent to a simple majority (which will happen under RCW 64.38 anyway, if we allow our Covenants to expire). Recommended changes have been incorporated and the committee met with a Real Estate Attorney that specializes in homeowners’ association documents. The final document will be ready for distribution to all homeowners prior to our 2007 Annual Meeting in November and will be open to discussion at that meeting or through contacts with Board Members.

After the 2007 Annual Meeting the Board will select a group of homeowners to go door to door to collect signatures to the final document. Once seventy-five percent of the lot owners have signed the document it will replace our current Covenants and be filed with the Thurston County Auditor’s Office.

Our current Covenants and Bylaws can be found on the Bush Prairie web site at www.bushprairie.com. A copy of the current draft revised Covenants may be obtained by contacting Fred Schaefer or any member of the Board.

EAGLE SCOUT STAIR PROJECT

Alex Fish proposed a stair project for The Bowl back last October towards obtaining his Eagle Scout rank. He has begun the actual construction of the stairs and the stairs from the street level to the jogging track is partially complete. He then plans to complete stairs from the track to the floor of The Bowl. We thank Alex for his contribution to making Bush Prairie a great place to

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 MEETINGS

All homeowners are welcome to attend our monthly board meetings. We welcome your input! The meetings are usually held the first Thursday of each month. The agenda and location are posted on the Bush Prairie website 10 days prior to the meeting.

“THE BOWL” CLEANUP

The cleanup weekend, June 9 & 10, saw a great improvement of the physical condition of our neighborhood park. There was a total of about 15-20 neighbors who pitched in with the cleanup. A company was hired to limb up many of the trees so visibility is much better. The baseball diamond was mowed shorter, tennis court surface and Big Toy gravel was cleaned. The tennis court net was tightened and a new basketball hoop installed. All the yard debris filled a large dumpster. A picnic table was repaired. Thanks to all of you who came out to help. Your efforts are **greatly appreciated!!**

live.

LANDSCAPE MAINTENANCE

A new landscape maintenance company has been contracted to maintain the common areas. As of June, *Sound Landscape Professionals* is mowing and weedwhacking the common areas. These include *The Bowl*, the islands in two cul de sacs and the grass strips at the entrances to the neighborhood. They have also cleared the overgrown path to the river on Arena Court. The Meadow off of Arab Drive is being mowed through the summer by another

BUSH PRAIRIE PICNIC

The Recreation Committee has been busy making plans for the picnic on August 18, 2007. The theme this year is “The Good Old Summertime”. Some of the games that are always a hit plus a few new ones are planned. If we can get some impromptu teams formed we can even have a baseball game! So we hope you have saved the date on your calendar and we see you all there. More details are on the enclosed flyer.