

Bush Prairie Homeowners Association

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

Bush Prairie News

October 2008

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

Elena Guinn 956-3860

Vice President

Bill Moneer 943-4776

Board Members

David Rothschild 709-0677

Dick Bullard 357-3249

Jess Valler 705-9446

Appointees

Secretary

Terry Kirkpatrick 943-3293

Treasurer

Teresa Valler 705-9446

Landscape & Maintenance

Shawn Deskins 789-4663

Architectural Control

Jess Valler 705-9446

Doug McCudden 754-1342

Greg Roberts 704-5389

Webmaster

Randy Taylor 705-1857

Covenants Committee

Fred Schaefer 570-1800

Newsletter

Elena G. & Bill M.

**BPHA ANNUAL MEETING
6 P.M., November 9, 2008
TUMWATER COMFORT INN**

SPECIAL ASSESSMENTS

Annual Assessments (or dues) collected from the 230 homeowners in Bush Prairie amount to about \$28,000 a year. From this we pay for routine (contract) landscaping and maintenance of our Common Areas (\$12,000), management fees (\$4,800), electricity for our street lights (\$4,700), insurance (\$2,450), water (\$900) and other expenses that help keep Bush Prairie an attractive, safe, and friendly place to live.

This doesn't leave much to accomplish significant improvements or major maintenance. So, it is nice to know that our neighborhood has completed projects like improving the landscaping at both entrances, to include irrigation systems, improving the access to Forest Walk and adding a loop walking trail and replacing the Big Toys in the Bowl, all from your dues.

For several years there has been discussion about a major improvement: replacing all our, not so attractive mailboxes with locking mailbox clusters. At about \$22,000 (\$100 per homeowner) this is beyond our ability to fund from our annual budget. Our Covenants (Article IV, Section 5) do provide another system to fund something of this scale: Special Assessments for Capital Improvements.

"In addition to the annual assessments authorized . . . the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the common Areas, or for other purposes recommended by the Board, provided that any such assessments shall have the assent of two-thirds (2/3) of the eligible votes of owners who vote in person or by proxy at a meeting duly called for this purpose."

This will be a discussion item at our upcoming, November 9th Annual Meeting. Come and share your views, or let someone else who is attending know how you feel about the proposed project and the idea of a Special Assessment.

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HOLIDAY DECORATIONS CONTEST

The holiday season will be upon us before we know it. Now is the time to be thinking and planning to bring out your Christmas lights and other décor to adorn your home and yard.

We will be looking through Bush Prairie to select the home with the best decorations of the season. Prize is a \$50 gift card to a local business.

WALKING YOUR PETS

The pet waste bag dispensers located near the 79th Avenue entrance and near The Meadow

across from Saddle Court were “out of order” for several months. The Board President was able to obtain free replacements from the City of Tumwater Public Works Dept. as part of the Water Quality Program. Please use the pet waste bags as needed when walking your dog. You will help prevent pollution of our ground water and show respect for neighbors’ yards and our community sidewalks and streets.

SUMMER PICNIC

We had a group of about 50 neighbors come out for our annual outing. The ‘Tumblin’ Bus and Jump House were both on site for the children to enjoy. Thanks to Tammy Greenwell we had some new games this year. The Chinese food was enjoyed by all. Prize drawings were two gift cards to Cabelas and one to Big 5. Thanks to the Kirkpatrick’s, Lanouettes, Higas, Elena Guinn and Lilly Moneer for their work again this year.

Thanks also to those who took the time to come and spend a little time with neighbors. We know everyone is busy and sometimes have to choose out of all your activities which one to do.

CHRISTMAS TREE RECYCLING

Residents who have yard waste service with Pacific Disposal can put your trees out at the curb along with or in your blue bin. Remember, cut the tree in smaller pieces if they are tall. If you don’t have yard waste service, you can take trees to the Waste and Recovery Center, 2418 Hogum Bay Rd, NE.

WINTER WEATHER MAINTENANCE

The fall and winter rains and winds are already upon us. Leaves and other debris are washed to the storm drains as the rain water flows into them. Causing blockage. No one from Thurston County comes out to clear the drains on a regular basis. Please check and clear storm drains near your home. It could mean that any excess flow, such as in a heavy down-pour, will not flood onto your property because the drain is clogged. Those who walk in the neighborhood regularly could be on the lookout for clogged drains, too.

POLITICAL SIGNS

BPHA Covenants Article 6, Section 3 states “Political campaign signs are permitted, but must be removed within seven (7) days after an election.” Just a reminder for those with signs in your yards.