

Bush Prairie News

January 2010

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 753-7100

Vice President

Lex Nepomuceno 206-219-3783

Board Members

Alida Abbott 705-0461

Bill Moneer 943-4776

Elena Guinn 956-3860

Appointees...

Secretary

Terry Kirkpatrick 943-3293

Treasurer

Teresa Valler 705-9446

Committees Leads...

Architectural Control Committee

Roger Fish 753-7100

Compliance Committee

Vacant xxx-xxxx

Covenants Committee

Fred Schaefer 570-1800

Landscape & Maintenance

Shawn Deskins 789-4663

Natural Lawn & Landscaping

Jacqui Brown Miller xxx-xxxx

Newsletter

Elena Guinn & Bill Moneer

Recreation

Elena Guinn 956-3860

Webmaster

Randy Taylor 705-1857

Welcoming

Jeanne Kirkpatrick 943-3293

Locking Mailboxes

Since the last newsletter in June, we have gained the support of over two-thirds of our homeowners setting in motion the eventual installation of locking mailboxes throughout Bush Prairie. Assessments went out in September and the Board gave final go ahead in October. Unfortunately, we had a delay receiving final USPS approval on the location of the CBU's (Clustered Box Units) meanwhile our contractor began another project, setting us back over two months. But now everything is ready to start installation of our new mailboxes in January, weather permitting. Here's a quick summary of how the project will be accomplished:

You will first see a flagged area cordoned off around the work area to provide a safety barrier during excavation work and any open excavations prior to pouring concrete. Utilities and homeowner structures (such as sprinklers heads, sprinkler lines, or other underground structures) will be located prior to excavation. If there are any homeowner structures, the homeowner(s) will be notified so that they can provide input on how the contractor will accommodate their structure.

A 4 foot square by 8 inch deep excavation will be removed. All excess dirt will be removed immediately. Some dirt will remain at the site to fill where the slab forms will be removed following installation.

Concrete will be poured following completion of all of the 4' x 4' x 8" excavations. The pours may be accomplished in one or two runs. The CBU pedestals will then be placed on the slabs. There will be several days before the concrete is cured enough to complete installation of the mailboxes on the pedestals.

The USPS will ready the CBU's for operation and a date will be set for switch over from the current mailboxes to the new CBU mailboxes. Prior to the switch over date, several dates and locations will be set to distribute keys to homeowners or renters. For Bush Prairie homes that are rented, the homeowners will be contacted for their preference on key distribution for their property. Homeowners will also be notified regarding details for the switch over via mail and BPHA website.

Depending on weather conditions, we estimate completion of the project within 3 to 4 months.



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CHRISTMAS DECORATIONS CONTEST

Selected for the best holiday display was 1841 Arab Dr SE, home of Palmer & Sharlene Higa. They received a \$50 gift card to Fred Meyer. Thank you for adding so much cheer to Bush Prairie. Congrats!!!



*Do you know where
the Meadows are?
It is a great place to
throw a frisbee or
football.*

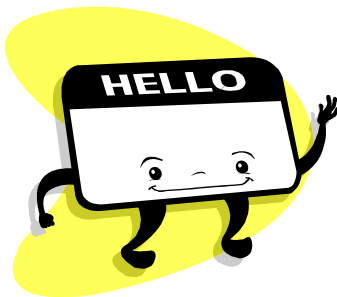
BEST YARD OF 2009

Congratulations to Brian and Teresa Crawford at 2010 Arab Dr SE for "Best Yard of 2010". They were awarded a \$50 gift card to Home Depot. It was enjoyable to see your nicely maintained flowers, shrubs and lawn in spring and summer.



ANNUAL MEETING HAPPENINGS

A highlight of the meeting was a short presentation on happenings at the Olympia Regional Airport by Rudy Rudolph, Airport Director. The election for three board of directors resulted in Roger Fish, Alida Abbot and Elena Guinn elected to the Board. The homeowners present voted approval of the By Laws amendment that codi-



fies Architectural Control Committee standards and also approved the proposed 2010 budget presented by the Board. Palmer Higa, past BPHA president and real estate agent gave an update on the local real estate market. There were discussions on making the intersection at Trails End and Arab Dr a 4-Way Stop and about vandalism of the doggie bag dispensers.

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2009 BPHOA BUDGET

This budget for 2010 was approved at the annual meeting and is presented below.

Income: (includes dues, storm water fund, interest & finance charges)	\$32,014.00
Expenses:	\$33,442.00
Community (newsletters, activities, & welcome baskets)	\$2,050.00
Covenants/By-Laws	\$50.00
Gardening/Maintenance	\$13,500.00
Insurance	\$2,550.00
Legal & Accounting	\$500.00
Management Fees	\$4,800.00
Office Expenses	\$500.00
Postage	\$500.00
Storm water Fund Expenses	\$1,392.00
Taxes	\$300.00
Utilities:	
Power	\$6,000.00
Water	\$1,300.00



Think Globally;
Act Locally

Check out the forest walk. It is at the end of Arena Court.

The forest walk is a 1/3 of mile loop through Bush Prairie Community property.

The shortfall between income and expenses will be taken from the Reserve Fund as needed.

Board Meetings

Roger Fish was elected as President and Lex Nepomuceno as Vice President of the board at the December '09 board meeting.

All homeowners are welcome to attend our monthly board meetings. We welcome your input. The meetings are usually held the second Thursday of each month. The agenda and location

are posted on the Bush Prairie website 10 days prior to the meeting.

The next meeting is at 7 p.m. on January 14, 2010 at the Abbott residence, 2024 Arena Ct, SE.



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Christmas Tree Recycling

Just a reminder about disposing of your Christmas tree. Residents who have yard waste service with Pacific Disposal can put your trees out at the curb along with your yard waste bin. If trees are very tall you need to cut them into max of 3 ft pieces. If you don't have yard waste service you can put the limbs out next to garbage bin, cost is \$3.33/piece OR take trees to the Waste and Recovery Center, 2418 Hogum Bay Rd, NE from Dec 26 -Jan 9 except Jan 1.

www.co.thurston.wa.us/holiday.



TRAFFIC SAFETY

A reminder that the speed limit in

*Bush Prairie is **25 mph!!***

Now that Winter is here the roads will be icy. We had three street accidents last year. So, remind family members and friends to

keep the speed down!

Also, if your property is on a corner be sure your landscaping and any parked cars are not blocking the view of traffic.

COVENANTS

A reminder to all that **boats and RVs** 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.

Pets, such as dogs, when outdoors must be contained on owner's lot or on a leash and under owner's control.

VANDALISM IN THE BOWL

The slide in The Bowl was installed new in September of 2007 at a cost of \$800+

Sometime in November this year vandals created a large hole in the middle of the slide, possibly by throwing a large rock on it. It is no longer safe and usable. The replacement cost of the slide will be \$3000.

This is senseless and costly destruction of property!!!

Again, we ask that anyone who may witness acts of vandalism please note whatever details you can and notify the Sheriff and the BPHA Board.

CRIME PREVENTION HINTS:

Get to know your neighbors and...

...help each other keep watch!!

- Secure your property- vehicles, garage doors, house doors & windows, bicycles, equipment
- Motion sensor lighting on exteriors
- Shrubbery low and trimmed
- Report suspicious vehicles and people in the neighborhood. Get license numbers and auto descriptions if needed.
- Retrieve mail daily, have a locked box, have mail held when away