

Bush Prairie News

January 2013

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

Alida Abbott 705-0461

Vice President

Roger Fish 753-7100

Board Members

David Rothschild 709-6077

Steve Regester 515-0695

Sonya Delisle 878-9421

Officers

Secretary

Terry Kirkpatrick 943-3293

Treasurer

Bill Moneer 870-9745

Committees

Architectural Control Committee

David Rothschild 709-6077

Emergency Preparedness Comm.

Alida Abbott 705-0461

Landscape & Maintenance

Steve Regester 515-0695

Mailbox Committee

Roger Fish 753-7100

Newsletter Committee

Elena Guinn & Bill Moneer

Recreation Committee

Elena Guinn 956-3860

Webmaster

Bill Moneer 870-9745

Welcoming Committee

Jeanne Kirkpatrick 943-3293

Tammy Greenwell 570-2205

CHRISTMAS DECORATIONS CONTEST

The best holiday display was at 1841 Arab Dr SE, home of Palmer & Sharlene Higa. They received a \$50 gift card to Fred Meyer. This year more homes were decorated and the decorations prettier than last year. Honorable Mention is given to: the McCudden's at 1911 Arab Dr, the Henrys at 7828 Paddock Ct. and Gayla Schorno & John Duerr at 2042 Arab Dr. Thanks to all who decorated your homes for displays that added cheer and brightness to the holiday season in Bush Prairie.



ANNUAL MEETING HAPPENINGS

The meeting was held in the Training Room of the East Olympia Fire District Headquarters Building on Normandy Street. It's a great meeting place - lots of room & good amenities at no cost to BPHA. The election was for two board members-the positions held by Roger Fish and Randy Taylor. The results were Roger Fish reelected and David Rothschild elected to fill two-year terms.

One major project completed by the board in 2012 was a Capital Reserve Study. This study shows the Association's assets, their location, age, and projected replacement year and cost, and total value of all capital assets. This study is used by the board to assist with planning for funds to pay for replacements when needed. The funds generated by the planned increase in dues of \$1 per month for 2013 and 2014, and 50 cents per month in 2015 are dedicated to a Capital Reserve Fund that will be used for the replacements dictated by the study.

Other projects were the continued implementation of an Emergency Preparedness Plan for Bush Prairie and sponsoring a Community Garage Sale that was so successful we plan to repeat it next year. The Board continues with improving communications by revising the BPHA website and by Facebook, email and newsletter. More people are accessing the website and Facebook. The Board is also working on position binders for board members, appointees and committee chairs.

Board Meeting

Alida Abbott was elected President and Roger Fish was elected Vice President at the December 2011 meeting. The board meetings are open to all homeowners and are usually held the third Thursday of each month. The location is posted on the Bush Prairie web site. Next meeting is at 7:30 p.m., January 17, 2013 at the Abbott residence, 2024 Arena Ct SE.

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2013 BPHA BUDGET

This budget for 2013 was approved at the annual meeting and is presented below.

Income:	\$34,896
Expenses:	\$28,653
Community	\$ 1,875
Covenants/By-Laws	\$ 62
Gardening/Maint.	\$11,400
Insurance	\$ 2,800
Legal/Accounting	\$ 400
Mgmt Fees	\$ 4,800
Office Supplies	\$ 500
Postage	\$ 500
Taxes	\$ 100
PSE-Street Lights	\$ 5,496
Water	\$ 720
Cap. Resv.	\$2,784
Stormwater Fund	\$1,008
Net	\$2,451

BEST YARD OF 2012

Congratulations to Rita & Dave Kuhns at 1827 Arab Dr SE for "Best Yard of 2012". They were awarded a \$50 gift card to Home Depot. Your beautiful yard was a pleasure to see and an asset to the neighborhood.

MAP YOUR NEIGHBORHOOD "MYN"

In 2012 the Emergency Preparedness Committee continued to work with neighbors to prepare our community for disaster response. We held training meetings for neighbors who live on Arab Drive near Saddle Court and those who live on Gelding Drive. Each family that attended felt the training valuable and feel better prepared to face a disaster situation. If you have not been to a Map Your Neighborhood Disaster Response Training yet and would like to please contact Alida Abbott at agpa@uw.edu or 705-0461. In 2013 we hope to hold training meetings for homeowners who live near the 79th Street Entrance, Paddock Ct., Stirrup Ct., Stagecoach Ct., and those on Bridle Drive. If you live in one of these areas and would like input on when your meeting will be held please contact Alida.

Capital Reserve Study

The Study was a follow-up to a suggestion and discussion at the 2010 Annual Meeting. At the 2011 Annual Meeting owners voted to establish a Capital Reserve Fund and charged the Board with the responsibility to develop policies and procedures for the Fund, including conducting a Capital Reserve Study – a self-audit detailing the life expectancy and estimated repair and replacement costs of Association assets (playground equipment, tennis court, etc.)

The Capital Reserve Study found that the BPHA has \$115,000 in assets. An average of \$6,832 per year of BPHA income is required to maintain these assets. Initially, a minimum increase in Association dues of \$2.50 per month is required to sustain the Fund for the first 10 years of the study. The Board voted to increase dues \$1.00 per month beginning in 2013 and dedicate that revenue to the Capital Reserve Fund. A review will be conducted during preparation of the 2014 budget to determine additional future dues increases.

Mark your calendars for BPHA 2013 Events

Annual Easter Egg Hunt - March 30th
Neighborhood Garage Sale - June 7th-8th
Summer Picnic - August 24th
Annual Homeowner's Meeting - November 17th

