

BVH DECEMBER NEWSLETTER

Hello Neighbors

Merry Christmas and Happy Holidays.

By now you have all received the QPM Newsletter. Good to see they are sending out updates and information about the community. Along with many accomplishments they listed items that still need to be addressed. The direction of QPM's efforts have been influenced by input from some of the more outspoken homeowners resulting in many past unaddressed issues being resolved. Most management companies work with elected Boards to set and accomplish goals but due to our unique structure and lack of a representative Board, it's important that the people most affected by these decisions speak up. Thanks to those responsible.

ISSUES OF CONCERN TO ADDRESS IN 2022

Financials - Copies of the Budget and Income/Expense account have not been supplied as required by the CCR's

Reserve Account - No update for the current year. \$1,350.00 allocated each year. A physical site review was to be made by the company this year. A faulty report was submitted. (Pointed out by QPM)

Street Repairs - After a recent conversation with the City Street department and the company that repaired our streets 5 years ago, they both recommended filling the cracks this winter to prevent further erosion and more costly repairs down the road. (no pun intended) Both said sealing the streets at this time is unwise

because of construction traffic and winter conditions

Ag Buffer - The 7th time may be the charm. December will be the month! QPM stated an irrigation grid will be installed and a seed mixture will be blown in, meeting the conditions of the plan. I couldn't find "para seed/compost" or blown in with a hose in the original agreement. Talking to a commercial irrigation supplier in the valley, he said to be careful with some grid systems. They are very vulnerable to rodent activity. Plant material in the Agreement is listed as ground covers. Specifically, manzanita, cotoneaster, coyote bush, and hypericum.... shrubs, not seeds. Be careful what you pay for.

Construction Sites - QPM cites the contractors right to stage materials while building a house. It's the nature of construction. Understandable. The BVH Design Guidelines also state "Construction sites must be kept clean (at least weekly removal of trash/debris is required)". Also Medford City Municipal Code 6.361 states "No person shall drive or move any vehicle that tracks or deposits mud, dirt or debris upon the surface of any street, alley, sidewalk....". Respect for our neighborhood is all that's needed, not laws.

Palermo Retention Pond - The result of a followup test of the water in the pond generated a number of benefits to our community. The City has agreed to make further inspections over the winter. They have also agreed to consider modifications to the pond to reduce standing water and they are looking into their responsibility to reduce the overgrowth of vegetation/fire hazard in that area. Win/win for BVH

CONCLUSIONS

BVH benefits by monitoring, supporting, contributing, and advising the management team. Short term spending , or saving, may not be the best use of our monthly homeowners dues. Input from the wide range homeowners could be more organized and result oriented. Pro-active choices are usually less expensive and less confrontational. A team of interested people with a set of common goals would be in the best interests of ALL.

This Newsletter will be the conclusion of my individual effort to provide information to the BVH community. If you would like to participate actively in any future efforts, I would like to meet with those seriously interested in a team effort. Contact me at danarunsedh@gmail.com.

I want to thank the neighbors who have supported me and provided information to keep this letter fair and honest.

Sincerely,
Dana Henderson