

Hello Neighbors,

Welcome to the March edition of the BVH Newsletter. Below is an account of events and issues that have been taking place since January. The purpose is to keep homeowners informed and offer a forum to present information about the community.

The topics this month include the Waterfall, a sewage spill, the newly formed Landscape Committee.

WATERFALL

Members of the Landscape Committee met with Siskiyou Pump last week to review the condition of the system. They have been servicing it since 2013.

- The falls was not winterized this year.
- The fill valve has been on all winter. (It's now turned off)
- The vault has been slowly overflowing, emptying into the pond on North Foothill.
- The electrical panel has been exposed to the elements and will need to be serviced.
- The vault needs to be drained and cleaned before startup.
- The lighting transformer is laying in the mud and some of the low volt lights are damaged.
- The pump motors have been running at maximum capacity, resulting in early motor damage.
- A water meter can be installed to monitor excessive water usage and leaks.
- There are pin hole leaks in the plumbing in the water storage vault.
- The foot valves for the 2 pumps need to be serviced.
- A lock needs to be installed to prevent unauthorized access to the electrical panel.

The system is close to 15 years old. The contractor will provide a proposal to upgrade the controller and replace the motors with current technology. The new system would increase the life of the motors dramatically. They would reduce operation costs as much as 50%. In addition, by installing a timer the system could be operated during daylight hours only, or any desirable combination. This is only a proposal.

QPM is suggesting a startup date of May. There will need to be some repairs and cleanup done before startup. The system is on the downside of its life expectancy.

Decisions on upgrades or repairs are still in the hands of the Declarant. Improvements and upgrades could offset the long term costs future repairs, breakdowns, and inefficient operations. The proposal to come will offer an opportunity to review the best decision.

THE RETENTION PONDS

BVH has two retention ponds for holding water for storm runoff. One is in the park at the bottom of BVH. It collects storm runoff from the houses along the AG Buffer and 5

homes adjoining the park. Roots have been removed recently which were clogging the system. It has been tested by a plumbing contractor and is now functioning properly.

Some remedial work and routine maintenance will need to be done on an on going basis.

The second pond is located at the bottom of Palermo Street on the north side of East McAndrews. It has the same purpose of dealing with storm water. The homes using this system are basically on the north side of Palermo. About a month ago a homeowner discovered sewage floating in this pond. Apparently it has been accumulating for a long time. Since then, the City of Medford Public Works, the Dept. of Environmental Quality, Code Enforcement, and The City Attorney's Office have gotten involved. A cross connection from a household sewer connection to the storm drain system was discovered at one house. About a week ago a contractor was hired to reconnect the system properly. That has been completed.

The pond containing the sewage spill still needs to be cleaned and sanitized. At this time the City of Medford is working with DEQ to determine the proper course of action. They are also investigating who are the responsible parties.

OTHER ITEMS

LANDSCAPING - QPM has awarded the new landscape contract to U.S. Lawns. Pricing is similar to the previous contract. They will start April 1.

AG BUFFER - U.S. Lawns has been asked to submit a proposal to landscape the Ag Buffer. There are 16 properties on the Buffer. The area to be landscaped and irrigated covers about 1900x25' or 47,500 sq. ft. A little more than an acre of land. In the meantime, Roxy Ann Orchard recently received tentative approval for rezoning, including 750 new homes to be built.

DECLARANT OWNERSHIP - The Declarant has sold all but 13 lots. Until all lots are sold he still

has total control of the HOA. No Quarterly meeting have been scheduled. He is the only Board member. He is ultimately responsible for all HOA finances, including the Budget to 2021. The Budget is expected be sent out by the end of this month.

LOT 39 - The boundaries for the lot including the waterfall have been redrawn.

Approximately half the lot has been incorporated with lot 38 above it. The waterfall now has its own parcel. That parcel has been gift deeded to the BVH HOA.

TAC - The Transitional Advisory Committee is working on information to facilitate the changeover to property owner control of BVH, probably at least a year out. They have recently received a large drop box of information from the former management company and are sifting through and attempting to organize it. As they progress they hope to provide the necessary information for a smooth transition. They have 4 members.

The intention of this newsletter is to provide accurate information about the BVH Community. If you have information to contribute and want it included next month, please contact me. Again, its purpose is to allow homeowners to make sound decisions on facts. If you wish to have your name removed from the mailing list, have suggestions for improvement of the newsletter, or want to help publish it, please contact me.

Dana Henderson

danarunsmedford@icloud.com