

Unofficial BVH June Newsletter

Hello Neighbors,

Change is in the wind. Local management and the TAC (Transitional Advisory Committee) are working together to set up a “unofficial” local HOA team for Bella Vista Heights. Their plan could facilitate local decision making since the Declarant is giving QPM “quite a bit of discretion on HOA affairs”.

As in the past this newsletter is intended to provide information routinely on current concerns and offer the opportunity to review issues important to BVH property owners. QPM and the TAC have indicated their interest in also updating us on a regular basis. Once that becomes routine, this letter may not be necessary. Until then, here’s what’s going on this month

THE WATERFALL

The waterfall began running May 7, eight months after being shut down for the winter. The next morning soap suds were bubbling over it’s rim. As you know by now, the pumps stopped Sunday night, May 23. That may be a record. 17 days. Management is looking into getting a bid to modify the entry, eliminating the water feature and making a year round attractive appearance. No electric bill, no demand for water during the drought, no hazardous liability. The plan is to get some costs together and offer the information to the community to review. No decisions are being made at this time.

THE RETENTION PONDS

The solid sewage at the Palermo Pond has been cleaned up by the City. DEQ and the City will be sanitizing the site in the near future. They have both been contacted and intend to schedule the work soon.

Both the Park and the Palermo ponds have an excess of shrub and tree growth. There is a need to reduce the vegetation mass on both

sites for security and fire concerns. It has been suggested that a volunteer group of homeowners participate in a pruning and clean up event in the next 3-4 weeks for the Park pond. Shrubs 8'-10' tall surround the pond with lots of dead wood and blackberries. A dumpster, pruning shears and loppers, gloves, and some enthusiastic energy could make a big difference. It would also reduce the need to hire out a contractor at an additional cost to the HOA. (Contact the landscape committee at my email address if you are interested.)

WEED ABATEMENT

Summer begins 6/21. Fire season is already here. Every lot owner has an obligation to clean up their property. Flammable vegetation should be kept cut to 10" or less according to Medford City Fire Department.

Every year the budget allocates \$3,500.00 for weed control on the Ag Buffer. The 16 property owners have been taking care of each of their properties over the last year or two. Hopefully, and gratefully, the HOA won't get a bill from the Declarant for that amount this year.

AG BUFFER

The landscaping of the Ag Buffer has run into another hurdle. The landscape contractor intending to bid on the project has decided to withdraw. Apparently not enough staff to do the work. Seven years of kicking the can down the road continues.

The City doesn't really want to get involved, even though they made it a requirement of the project to begin with. The Declarant doesn't want to pay the cost. Roxy Ann is seeking to convert part of its vineyards into residential development for the future. The 16 property owners abutting the vineyard would probably be happy to own their parcels without contingencies.

The time may be right for these 16 owners to meet and offer a proposal that would work for everyone. All 107 homeowners actually have an investment in a good solution. QPM may have contact information for the Ag Buffer owners. If not, I might.

THE RESERVE ACCOUNT

The Reserve Account report is still not available for 2021. This is a report of the status and health of our savings for the future needs of BVH. Management has indicated that past records are not clear on reporting what categories were identified or expenses assigned to the account. QPM has set up a system tracking and identifying all activity since they have taken over BVH financials. They have a clear picture of funding since they took over last September. Each year shows a payment to an agency for providing the Reserve report. The contract is for 3 year cycles. The 2021 report has been delayed. The TAC has the authority from the State of Oregon to access all the financials related to managing our HOA. Maybe they could use that authority to encourage the past management to provide clear documentation?

FINALLY

We have a park. The new landscape company is beginning to get things in shape throughout our common areas. Hopefully, in time dead plants will all be removed, others that are overgrown or too crowded will be pruned back. Some money has been allocated for small cleanups and upgrades. BVH is looking less like a construction site and more like home.

Let's use the park. How about a community pot luck in July? Lots of new faces have become neighbors. A few years ago we had a make your own burrito party. We've had gatherings of 20-30 people. We are bigger now and a home isn't adequate. Maybe a food truck? Games? Bring your own chairs? Blankets? An old fashion picnic. Anyone interested in forming a small committee, let me know.

THANKS,

DANA

danarunsedh@gmail.com

