

BVH SEPTEMBER NEWSLETTER

Hello Neighbors,

There are a number of items up for discussion this month. Among them the unfortunate cancellation of the property owners meeting scheduled for last month. Covid-19 and the smoke made it dangerous to meet together indoors. Zoom or another web/cam meeting arrangement is being looked into since it appears that Covid is here to stay for a while.

Open for discussion this month are the report made by the Landscape Committee by physical inspection on the common areas owned by our HOA, the Waterfall vote, the TAC memo and invitation to join them at their monthly zoom meeting, the new Board of Directors, the volunteer cleanup at the Park, and the 2022 Budget that's currently being prepared.

VOLUNTEER PARK CLEANUP

Earlier this month 6 homeowners spent their Saturday morning cutting back weeds, pulling out blackberries and invasive plants, removing dead branches in the hedge surrounding the retention pond, and clearing the ditch that insures our private storm drain works this winter. More than 4 cubic yards of debris was removed. The work covered about one third of the pond. An additional work day or more will be needed to finish the project. A day towards the end of September is being considered. Contact me if you are interested.

THE AG BUFFER

The landscaping will start, depending on weather, the first week of November according to a memo from management (QPM)

THE LANDSCAPE REVIEW

Two members of the Landscape Committee walked all the properties owned by the HOA Aug 24. A complete report was sent to QPM and TAC. The purpose was to establish a baseline of the condition of all the elements owned by the HOA. Some issues are being worked on, others have yet to be addressed. The report is included in this newsletter as an attachment.

THE TAC

The Transitional Advisory Committee sent out a memo to all BV Homeowners last week. The plan was to introduce themselves and what their responsibilities are and what tasks they have been tackling for the last year at the HOA meeting. Since the meeting didn't occur, the introduction and information didn't go out.

They have invited all BVH owners to join them in their next zoom meeting Wednesday 9/15 at 5:00pm. This would offer an opportunity to ask questions about their activities. The memo suggested the HOA hire an attorney to guide the HOA through the turnover process. That could be worth asking more about. The TAC has access to HOA financial data, managements process for determining next years budget and dues, possible projects coming up for the coming year, the status of the Reserve Account, and more.

The State of Oregon has given them a lot of authority to facilitate the turnover process when the time comes. They can be a real asset to our HOA. They can be contacted at BVTAC@qpmcompany.com.

THE WATERFALL

The "vote" is in. QPM should be sending out the results soon.

My reading of our By Laws, CC&R's, and amendments suggests that the Declarant has the final say on all voting events until the turnover. That would mean the vote is more of a survey than a vote. His voice will likely determine the final outcome.

NEW BOARD

During the last 12 months it has been noted and brought to the attention of the declarant that our HOA has had no meetings, no minutes, and a number of other shortcomings in the procedures required to operate a homeowners association in the state of Oregon. In a quick effort to respond to that oversight, the declarant appointed three officers to the new BVH HOA board. Though their addresses were not included in the appointments, it appears that they all live in Canada.

OTHER ITEMS

La Strada, one of our private streets, has gotten a lot of use with heavy construction traffic. The private streets, which are the HOA's responsibility, are due for their maintenance cycle this coming year. One homeowner suggested simply sealing all the cracks in the street to prevent underlying damage and wait to deal with the surface seal until a majority of construction is completed. The City of Medford just did that to Camina. (They actually also crack/sealed a section of our private street!) Why not consider that and not dig too deeply into our reserve account?

As always, if you don't wish to receive this letter, simply contact me and you can be withdrawn. Also, if you have something to add that contributes to the benefit of our community, let me know.

Thanks, Dana