

APRIL BVH NEWSLETTER



Hello Neighbors,

A lot of interest was shown in last month's newsletter.

Thanks for your comments. The more we all know, the better opportunity we have to make good choices when we are making the decisions to govern our community.

Both QPM and the TAC have agreed to send out periodic updates to the HOA members as well.

Issues covered this month include the role of the management company, an update on the Palermo retention pond, the review of the grounds by the Landscape Committee, and the purpose of the BVH savings account, also known as the Reserve Account.

PALERMO RETENTION POND

The City, under the guidance of the DEQ removed the bulk sewage waste and cut back a significant amount of growth in the pond earlier last month. The solids have all been removed from the basin and properly disposed of. Now the City is waiting for a rain-free period to do the final disinfection. The current standing water has raised the concern for breeding mosquitoes. A neighbor has contacted Mosquito Abatement for a followup.

MANAGING AGENT RESPONSIBILITIES

Over the course of the last 6 years CLCM has managed BVH. In 2015 they provided a list of Property Manager responsibilities. The 8 items are listed below:

- **Homeowner Contact.** Provide email blasts, maintain a web site, respond to all homeowners questions.
- **Board Communication.** Provide bi-weekly status reports to all Board Members.
- **Maintenance of Common Areas, Streets, and Landscaping with vendors.**
- **Enforce CCR's and By-Laws.**
- **ARC Coordination.** Collect requests, screen applications, submit for review, ensure compliance.
- **Accounting.** Maintain books, bank accounts, electronic owners files, monthly statements, arrange for tax preparation, assist in annual budget, annual reserve study, process A/R and A/P, review insurance coverage annually.
- **Association Meetings.** Prepare agenda/minutes and post on the web site. Set up annual and quarterly meetings, work closely with the Board and Committee Members.

QPM has had a challenging task. Some things have been simply dumped on them with little organization. Most decisions are still being made from Canada. As a local representative for our HOA, we need to encourage the new management to look at the long term disrepair and

neglect and become proactive in returning the infrastructure to a better standard. After a review of the Common Areas and Landscaping, many issues suggest that it is time to devote some effort and resources to protecting the communities assets.

LANDSCAPE REVIEW

On March 24, 2021 the Landscape Committee met to walk the grounds at BVH. The overall evaluation suggests that the 3 Entries, the Park, E. McArthur Blvd, and the waterfall are being maintained at a very basic level.

- The lawns show signs of rodent damage, bare spots, uneven irrigation coverage and some invasive weeds. Still it is useful for picnics, dog walks, and playing ball.
- Dead trees and shrubs in many areas have never been replaced, even though their intent was to provide visual and sound screening.
- The asphalt paths are in disrepair with hazardous metal edging protruding up.
- Dead or dormant grasses have never been cut back or removed completely.
- Shrubs and plants are growing into each other.
- Landscape lighting is broken with wires laying on the surface.
- Debris from construction near the waterfall has been dumped on plant material.

A more complete two page review was submitted to both QPM and the TAC for their consideration. If you wish a copy of the document, QPM may offer on its web site.

THE RESERVE ACCOUNT

The Reserve Account is the HOA's rainy day fund. Money has been allocated to spend as infrastructure assets wear out. They include the irrigation controllers, the waterfall pumps, sealing the private streets, landscape renovations, lighting, and other systems we own. Each item is assigned a useful life expectancy. The purpose of the fund is to allocate a portion of homeowners dues to use when an asset wears out without placing a burden by increasing HOA dues when the need arises.

Each month we deposit about \$13.50 in the Reserve Account. It

accumulates at approximately \$17,064.00/year. It is spent at the discretion of the Board and the advice of an agency that provides a review annually. The new study for 2021 should be available on QPM's web site this month.

OTHER ITEMS

- **WATER FALL** No repairs have been done. The pump contractor has not been contacted to start the system up this year.
- **LIGHTING** No repairs have been scheduled for the lighting.

- AG BUFFER Medford Excavation has completed the drainage work.
- IRRIGATION To be scheduled beginning this week. No confirmation.
- HOME OWNERS DUES. No increase for this year per QPM
- 2021 BUDGET No change. Same as last year. 2022 Budget scheduled for Sept. 2021.
- HOA ZOOM MEETING. QPM is planning a meeting for all homeowners in the next month.

As in prior newsletters, if you do not wish to receive this letter, notify me and your name will be removed. Encourage management to help us rebuild our community. Many projects have been neglected over the years. We all have a financial, safety, and social investment in our neighborhood.

See you next month.

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