

# *Bixby Village Community Association*

## **Chairman Chasse's Quarterly Comments** *Second Quarter 2010*

2010 is shaping up to be a year of significant accomplishment thanks to the engine that drives Bixby Village; the team of volunteers who so generously give of their time so that we can all enjoy our community. These volunteers consist of your Board of Directors, Committee Chairs and Committee members. Let me share with you what we have accomplished for our community during the first six months of 2010.

### **Cost Savings totaling \$43,727 to date!:**

The annualized savings comes from our continuing to competitively bid service contracts which have included: landscaping; clubhouse janitorial; security service; pool service; insurance; elimination of obsolete records in paid storage, Audit services and, a paint rebate check. The Property Management contract (last bid 1995) is in process of review and, we anticipate additional savings before the year is complete.

### **Committees:**

The homeowner volunteers who staff our committees are what keep Bixby Village running smoothly, effectively and with financial security. Please take time to read the monthly committee meeting minutes posted on the official website [www.bixbyvillageHOA.com](http://www.bixbyvillageHOA.com) so that you too will be an informed homeowner. What you are told by a neighbor is often their view so it is best to read for yourself and make up your own mind. The Architectural Committee and Common Area Committee are working on the golf course "pony wall", and the annual cycle of dry rot repair, painting and roofing. The Tree Committee and the Landscape Committee are busy keeping BV looking beautifully manicured, the trees healthy and the irrigation working effectively within mandatory water restrictions. Some new sprinkler controllers are being installed because the old ones have simply worn out and, less water dependent plants are being added to BV to bring color and texture and reduce highly water dependent grass in some visitor parking areas. The Parking Committee continues its vigilance of parking violators with ticketing and will tow as needed. The Finance Committee is busy with the annual budget process, which is made much easier this year as a result of all the cost savings noted above. The newsletter and website team continues to be the communication thread that ties our community together and, the Social Committee continues its efforts to foster a strong sense of community.

Please be a part of your community and join a committee. If you have an interest in a particular area you are wanted; if you have a distinct skill you are needed; and if you just want to be involved you are welcome. Meeting times are posted at the Clubhouse and on the website. Just come to a committee meeting if you simply wish to help out on a committee.

### **Future Projects/Plans:**

Your Board of Directors has unanimously endorsed and worked together during the past several months to DRAFT an update to the BV Governing Documents (CC&R's & By-Laws). This collective Board effort was necessary because our 1982 documents in many areas simply did not conform to current CA Law, *what is the point of having Governing Documents that are not enforceable*. The legal cost to do the revision was \$3,000. Every BV homeowner will receive a copy of the updated documents, will have the chance to attend a community meeting to answer questions and, to vote. **IT IS VERY IMPORTANT THAT EVERY HOMEOWNER VOTE; IT WILL TAKE 281 YES VOTES TO ADOPT THE REVISED DOCUMENTS.** If homeowners are complacent and do not vote then we will all incur the added cost of multiple balloting. As homeowners we can avoid all of that added and unnecessary expense if we all VOTE our choice on the 1<sup>st</sup> ballot expected in October.

Without the support of your fellow homeowner volunteers, the Board of Directors and committees, we would not have been able to accomplish what we have completed in just the past six months. Our community is looking manicured thanks to the new landscape service, the trees are trimmed and healthy, the signage at the entrances has been uncluttered, the clubhouse interior updated, operating costs lowered through competitive bidding and, our reserves for future capital expenditures appropriately being funded. All these actions contribute to making BVCA a wonderful place to call home. Some in our community speak of returning to the ways of the past, I am committed to looking toward the future for our community as I know so many of you are as well.

I personally want to thank the homeowners, for your vote of confidence when you elected me. As your Chairman and President for 2010 I will continue to do my best to communicate to you through our frequent email informational news blasts, the *Village News* and on our HOA website. Communication is the basis for understanding. There may be times when you, my fellow homeowners, may not agree with the decisions that this Board of Directors is making; however my goal as your Chairman for 2010 is to increase property values through beautification and, to make Bixby Village, once again, a vibrant high-end residential enclave.

Again, I encourage you to join a committee; keep up with what is going on in our community so that you are an informed homeowner by reading our official website [www.bixbyvillageHOA.com](http://www.bixbyvillageHOA.com) ; the Bixby Village Monthly Newsletter; signing up for the periodic informational Email blasts and, attending our monthly Board of Directors meeting held the second Wednesday of each month at 7:00 P.M. in the Bixby Village Clubhouse.

*Respectively, Jon G. Chasse*

BVCA Chairman of the Board of Directors  
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