

# *Bixby Village Community Association*

## **Chairman Chasse's Year-end Review/Comments**

2010 has been a year with vision, leadership and determination resulting in significant accomplishment thanks to your fellow homeowner volunteers who so generously give of their time so that we can all enjoy our community. And, a special thanks to Kendrah Kay with PCM for her commitment to excellence toward BVCA. Let me share with you what we have accomplished for our community during 2010.

### **Cost Savings totaling \$74,884!**

The annualized savings comes from our competitively bidding of service contracts which have included: landscaping; clubhouse janitorial; security service; pool service; insurance; Audit services; Property Management contract; elimination of obsolete records in paid storage, and obtaining a paint loyalty rebate. Many of these service contracts had not been competitively negotiated in anywhere from 5 to 15 years! Complacency of BV homeowners allowed past Boards to not fulfill their fiduciary responsibility to you the homeowner. Please don't let this happen again, be involved, stay involved and set your expectations for your elected Board members high and, hold them to it. *"If we saved all this money why hasn't the \$393 assessment gone down?"*. The answer, we committed the savings to fund RESERVES for future capital expenditures to enhance the financial strength of BVCA.

Last Fiscal Year 2009-2010 only \$193.84 per homeowner per month went to reserves from your monthly assessment (49.3%);

**This Fiscal Year 2010-2011 \$210.71 per homeowner per month goes to reserves from your monthly assessment (53.6%);**

**THAT IS WHERE THE SAVINGS WENT!** The financial strength of BVCA is enhanced by the greater we fund our reserves.

\$16.87 per month more to reserves this year vs. the previous year X 374 H/O's X 12/months=\$75K! It's pretty simple math.

### **Review of additional Accomplishments:**

Without the support of your fellow homeowner volunteers who comprise the Board of Directors and committees, we would not have been able to accomplish all that we have completed during 2010. Some highlights are as follows:

- A manicured community appearance thanks to the new landscape service.
- Trees were expertly trimmed to insure their health and preservation.
- One-for-one tree replacement was respected thereby protecting your tree assets and our urban forest.
- Committees practiced the "Common Courtesy Policy" notifying homeowners in advance of actions which will impact their immediate area.
- The excessive signage once posted at our entrances has been uncluttered, removed or relocated.
- The clubhouse interior updated from its very dated and aged appearance.
- Instituted a water conservation program with low water dependent plants in guest parking island areas.
- Sidewalks within BV repaired and replaced as necessary for walking safety. Sidewalks along BV Drive repaired/replaced by the City at BV homeowner urging.
- Upwards of 100 architectural violations were identified and corrected.
- Established a uniform patio home mailbox replacement and painted/repainted posts & laterals.
- BV Investments no longer managed by a homeowner but rather an independent 3<sup>rd</sup> party broker.
- Exhaustive analysis to reaffirm decision to complete remaining roofing with cedar shake was accomplished.
- Accelerated the re-roofing of remaining homes by 1 year allowing completion in 2014 rather than 2015.
- Effectively managed the "ASH groups" Petition to eliminate Cumulative Voting assuring compliance with CA law and BV CC&R's. Petition-related costs funded at the expense of all BV homeowners were approximately \$1,400.
- Established a meeting Code of Conduct following out-of-order behavior by an "ASH group" member.
- Updated the exterior paint colors so that BV does not appear as a dated and aging community.
- Obtained \$4900 (2009) and applying for \$5400 (2010) loyalty rebates from Dunn Edwards Paint which has been available to BV in past years but rebate requests were never sought by the BODs prior to 2009.
- Storm drain grates installed throughout BV to deter raccoons.
- All hydrants within BV painted at homeowner urging of the City.

- Open transparent community meetings were held to share information about alternate roofing material study, planned water conservation island plantings, budget planning, golf course wall replacement and, Governing Document updates. Further, homeowners were asked their opinion regarding earthquake insurance.
- Perimeter golf course fence replacement initiated after 6 years of previous Board study with no action.
- Solar heating for the clubhouse pool is under study.
- Enforcement of the “park or pay” 2 cars in the garage rule after a decade of no resolution by previous Board’s.
- Governing Documents (CC&R’s & By-Laws) which were grossly outdated and not in conformance with current CA Law have been updated. BV homeowners overwhelming passed the updates to the By-Laws!!! But, with 195 yes votes we fell short of the required 281 yes votes to pass the CC&R updates. While there were only about 15 no votes we needed about 90 more CC&R yes votes to avoid the cost of another balloting.
- Full transparency of Board activity has been shared with homeowners via the Newsletter, more than 23 email blasts to homeowners during 2010, the official website [www.bixbyvillageHOA.com](http://www.bixbyvillageHOA.com) and, by the Chairman’s explanation of discussion topics at Board meetings. Your responsibility is to remain an informed homeowner.

All these accomplishments contribute to making BVCA a wonderful place for each of us to call home. A special thanks to our Social Committee for its efforts to foster a strong sense of community throughout 2010.

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. None of us as homeowners can afford to be so complacent as to close our eyes with respect to how our real estate asset investment is being managed. You would not hand over all of your financial investments to someone and not monitor them so why do it with your most valued asset—your home. Be actively involved in BV!

Some in our community speak of returning to the ways of the past, as your Chairman I remained committed during 2010 to looking toward the future for our community as I know so many of you do as well. This past year a small group of homeowners calling themselves ASH group held closed meetings, blogged misleading information about fellow homeowners and committees and, circulated a petition. This behavior was divisive and costly to our community. This small number of people can succeed in “taking back BV” only if you allow it through your complacency. Do your homework on who you vote to elect to your Board of Directors and hold your elected officials accountable and responsive to you. Elect those with a sense of fairness and a determination to work hard, not because of cronyism.

I personally want to thank the homeowners, for your vote of confidence when you elected me. As your Chairman and President for 2010 I kept my commitment to communicate to you through 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, did not agree with the decisions that this Board of Directors made; however my goal as your Chairman for 2010 has been to increase property values through beautification of our community 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 (23 email communications during 2010) 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.

*Bev and I wish all of you the very best in the year ahead with your newly elected Board as she and I focus on our extensive travel plans in the coming year and enjoying our leisurely “young” retirement. Best of luck!*

*Respectively, Jon G. Chasse*

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