

Bixby Village Community Association
Office of the President

Dear Fellow Homeowners:

It is was great sadness that this quarter Bixby Village has seen the passing of John Becker who worked tirelessly to help us all through his work on several committees. Working on several committees (Parking, Finance, Tree and Architectural) along with his wife Donna, he helped us all make our community a better place to live. Our sympathies go out to Donna and we all will miss this real gentleman.

The Village runs smoothly because of the fine volunteers that staff our many committees: Architectural, Common Area, Communication, Finance, Landscape, Parking, Social Activities and Tree committee. **If you have an interest in any of these areas you are wanted; if you have a distinct skill you are needed; and if you just want to be involved you are welcome on any committee.** All homeowners are welcome at committee meetings.

Communications in Bixby Village have reached new heights in the last quarter. Bob Ellis is still looking for reporters for the Newsletter. Along with Bob, John Schroeder has taken over as Webmaster with the assistance of Robert Poole to bring the BV official website www.bixbyvillageHOA.com to a real 'user friendly' mode in this last quarter. Also, many of you may have received an email from PCM announcing important information or events. This is new for Bixby Village and is due to the work of volunteers and PCM in updating our database of email addresses with permission to send information when necessary. We hope all of the above means of communications will give you, the home owner, more information on your community at your convenience.

Last quarter I reported to you that the Board with the help of the committees was taking its fiduciary responsibilities very seriously and was looking to examine how we might save money in these difficult times in our economy. A major accomplishment was the work of the Insurance subcommittee staffed by Lowell Morrow and Jim Carter (both former Board members and long time residents). Working and negotiating with our insurance carriers they were able to gain a significant savings of the premiums (10%) when we were originally looking at an 8% increase in cost. This gave us a \$20k plus savings with some increase in actual benefits of the contract. Thanks Lowell and Jim!

Some of the major things that the Board and Committees are working on which you will be hearing more about are:

- Landscape Committee: The Landscape Committee at homeowner request has been asked to propose a revision to the approved plants list to include low water dependant plants. Another project that is under development is a long term plan to adjust our landscape to the changing cost of water resources and at the same time keeping our community looking 'uniform' over time. The committee is also involved in making sure that the community's contractor is maintaining all areas on schedule. Be sure and check our

website that has the Artistic schedule and let the committee know if the job has not been done at the prescribed time in your area.

- Common Area Committee: You may have noticed that the sidewalks are being repaired throughout the community. As much as 385 sq. ft. of concrete walk ways are in need of replacement and 175 lin. ft. in need of concrete grinding in order to eliminate trip hazards throughout the Village. This is currently being done thanks to the hard work of the Common Area Committee. All of you are aware of the re-keying of the pools and that was the work of the CAC during the quarter. Many hours have been put in to assure that the painting, dry rot repair and roofing will take place this summer. Added benefits like reaching out to the community to insure colors will be correct, and if during roof replacement there is damage that home owners are responsible they will have advance notice and have choices of vendors to correct the damage. Some new vendors will be evident in the processes that have given better pricing and service. Painting has been put on a new six (6) year cycle which looks to save BVCA costs.

Many hours have been given by members of this committee to insure that services and materials for the community are provided at fair prices and with the home owners in mind. It is not unusual to see members walking at night checking light fixtures and making decisions that benefit us all. Thank you from the entire community!!

- Tree Committee: As a new committee with new leadership we have again seen the enthusiasm and hours of work required to develop an organization that continues in the tradition of being responsive to the current and future needs of our community. If you want to see how volunteers can put their professional backgrounds to work here, then you should attend one of the TC's meetings and see the wealth of materials that this committee has developed in a short time.
- Social Committee: Another new committee that has sponsored special functions this last quarter provided a drawing during the re-keying of pools and community survey. The committee put on the St. Patrick's Day function and more recently the Home Tour. New members are always welcome. We all look forward to the work they are doing to bring our Club House up to date with a new look. The committee has been developing a survey for those renting the Club House so we can get feedback from guests. You may see members checking to see that rules and times for closing are kept by those using the facility. If you are in need of renting the Club House these are the people to contact, see our website for details.
- Parking Committee: This committee has taken on the job of listening to and making recommendation to the Board on the issues of parking cars in the common areas. Under new leadership and working closely with the Board they will be listening to home owners about violations and making constructive recommendations to the Board about solving these issues.
- Architectural Committee: This stalwart committee of five remains the 'guardian' of the Bixby Village appearance. They have remained responsive to the needs of the home

owners by moving quickly to review applications. They continue to be instrumental in looking at new materials and designs that keep the community up-to-date and have shown real cooperation with other committees, as well as the home owners.

- Finance Committee: In April and May the daunting task of beginning to develop the new budget began. The committee began working to gather information on the new needs of the various committees and areas of the community to make recommendations to the Board on expenditures for the new fiscal year. Also, they are working with the Board to reexamine the Reserves so we can plan for future developments in our community. This is a vital project which allows for upkeep of important projects and ongoing maintenance and at the same time keeps an eye out so that 'special' assessments do not occur.

As you can see your neighbors have been very active in making sure Bixby Village is a community you can be proud. The volunteers this year have been doing an outstanding job and are making sure that our monies are spent wisely and that we receive competitive pricing for services. As indicated earlier from the insurance to dry rot repair and everything in between home owners are seeing savings from the thoughtful participation of committee members in our community.

Respectfully,

*Steve Gratch
President, BVCA Board of Directors*

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