

Common Area Update

This year we've had 2 Common Area Chairs resign their Board positions leaving us with a vacancy on the Board since March. I've taken on the responsibility until we fill that vacancy. Here are the items currently in process:

- The Board plans to adopt a Common Area Management Plan (see a draft at [BWHOA. Org](http://BWHOA.Org)). Discussion will take place at the July meeting with a vote targeted in August or September.
- Proposals are being evaluated for a 3-year agreement with an arborist/tree service to help us focus on our stewardship of our Common Area which is our most precious asset... worth well over \$30M! Our initial focus is to remove or top 20-30 dead/dying trees over the next 2 or 3 years with highest priority on trees with risk of falling on people. (Each project will be bid separately.) Our focus is shifting from annual budgeting to a longer view, so we can do what's best for our natural area's viability and safety and keep the costs predictable.
- Some of the dead/dying trees are large, so we are examining how to provide access to East and West Common Area for equipment and debris removal.
- Major maintenance component of the Common Area will be included in the Renewal & Replacement Reserve Study.
- Personally, I hope a Friends group can be formed to eradicate blackberry and ivy. Many neighborhoods develop this kind of program with strong participation. I think we can do that too.
- Our landscaping service is reviewing our sprinklers and controller to see what's best for maintaining our lawn and garden while conserving water.
- We've agreed with the landscaping service to provide mowing in the north section of West Common Area 4 or 5 times per year with access for larger equipment that can handle the rocky, uneven terrain.
- This summer part-time employees will be hired for clean-up work.
- Remediate the surface water problem in the East Common Area this summer.
- A modestly paid Common Area supervisor may be in our future. The Common Area Chair should be primarily a board position, not a part-time unpaid job that can only be assumed by an unemployed or retired person.
- The encroachment project which has consumed substantial board energy this year is winding down but will take on a life of its own.

Thank you Martine Kauffmann and Linda Fuchs for your help on a variety of Common Area projects this spring. You've done a great job and I appreciate your service.

Anyone with ideas, comments or a willingness to help should contact me president@bwhoa.org or any board member.