



Newsletter

January 21, 2017

Greetings!

With the new administration in the White House, the Board of Directors (Board) are enthralled to ride the wave of renewed excitement and energy that has engulfed the nation, right into our little piece of heaven on earth. Well, it could be with just a little bit more hard work and determination. So much to do, and now the days are getting longer (and warmer). Let's get to those New Year resolutions! It won't be long before we are busting at the seams welcoming the spring cleaning list.

Annual HOA Meeting Notice

WOW! Another year has come and gone. It's time once again for the Annual HOA Meeting. This year's meeting is Ash Wednesday, March 1st between 7 PM - 9 PM, at Bonney Lake High School, in Lecture Hall A. There will be 46 days until Easter!

Please remember that for each Lot with a member in attendance, that Lot number will be placed in a hat and if your Lot that is drawn you will be the lucky recipient of the Association paying your 2017 Assessment. A \$125 value.

Annual HOA Meeting Agenda

1. Meet and Greet New Members.
2. Introduction of Board of Directors.
3. State of the Association.
4. Financial Fitness.
5. 2016 Actual Costs.
6. 2017 Budget.
7. Mailbox Committee Update.
8. Other Committees: Architectural Review, Garage Sale, Welcome, Rules & Regs.
9. Community Event.
10. Holiday Decoration Contest Winners Awarded.
11. Election of the Board of Directors.
12. For the Good of the Association.

Annual Assessment

The assessment for 2017 is \$125.00. It is due now and no later than March 31st, 2017. You may deliver your check to the Board of Directors at the Annual Meeting. You can drop it into the HOA mail box, which is on the north end of the stand, on the east side of 193rd Ave E, just south of 109th St E; or, you can mail it to our PO Box 8101. Please use the payment voucher attached.

The Board will not allow Assessments to go unpaid and will proceed with the provisions in Section 6 of Article IV of our CC&R's in a timely manner. Please pay your Assessment on or before March 31st, 2017.

The Board's Year in a Nutshell

The Board has been very busy managing the Association. The Mailbox Committee has been making substantial progress on the draft proposal for the mailbox project. The Architectural Review Committee had their hands full reviewing the Association's and membership's projects. The Welcoming Committee has done an exemplary job greeting all of the new members to our Association.

At this time I would like to recognize a few of the Association's volunteers:

David Orriss has been busy creating the new Bonney Lake Manor Website . He has also been heavily involved with the Mailbox Committee. Most recently, David accepted my request to assist me with the daily activities of the Association as the Vice President of the Board of Directors. David has been a real asset to the Board.

Katrina "Kat" Orriss graciously served on the Board, but due to extenuating circumstances found it necessary to lighten her work load. I have taken over the books and her husband David has filled her seat on the Board. Kat has been Chairing the Mailbox Committee and will continue in that capacity.

Terry Linville is perhaps the membership's most recognized authority on the CC&R's, Rules & Regulations, addendums and the general history of the Association. Terry's knowledge has been instrumental on the Architectural Review Committee.

Todd Sundvall serves on the Architectural Review Committee with a tireless smile. Todd and Terry make a great team.

Teresa Hancock has taken the reins of the Welcoming Committee. She has a gift of providing a heart-felt welcome to our newest members. Teresa provides a great first impression of our Association.

Holiday Decoration Contest

Oh, the weather outside was frightful, but the decorations were so delightful! Introducing the 2016 Holiday Decoration Contest Winners!

1 st Place	Lot 74	Kelly	Classic & Colorful 1st	\$40 Lowe's Gift Certificate*
2 nd Place	Lot 9	Maxey	Colorful 1st	\$30 Lowe's Gift Certificate*
3 rd Place	Lot 88	Dahlin	Classic 1st	\$20 Lowe's Gift Certificate*
4 th Place	Lot 32	Guillermo	Classic & Colorful 2nd	\$10 Lowe's Gift Certificate*
5 th Place	Lot 29	Hancock	Classic & Colorful 3rd	Honorable Mention
6 th Place	Lot 33	Wegienka	Colorful 2nd	Honorable Mention
7 th Place	Lot 76	Smith	Classic 2nd	Honorable Mention
8 th Place	Lot 35	Meyers	Classic 3rd	Honorable Mention
9 th Place	Lot 60	Ryan	Colorful 3rd	Honorable Mention
10 th Place	Lot 5	Goldbecker	Colorful 4th	Honorable Mention
11 th Place	Lot 83	Havard	Classic 4th	Honorable Mention

*The Lowe's Gift Certificate will be available at the Annual Meeting.

Congratulations to all of you. There were many more houses that were decorated, but this is the list that caught the Judge's eye. Thank you for providing all of that festive holiday spirit.

Election of a Member to the Board of Directors

The Board of Director's is seeking a Member from the Association to serve initially as the Secretary / Treasurer. Michael McGraw's seat on the Board is available. If you are interested in serving on the Board of Directors, please email me at: blmhoaboard@gmail.com. The Membership will vote for a new representative on the Board of Directors at the Annual Meeting.

Just a Reminder

A portion of Section 3, Article VI of the CC&R's follows:

No exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and locations shall have been submitted in writing to and approved by the Architectural Review Committee.

If you are doing anything on your property, outside of your house and you are questioning whether you need the Architectural Review Committee's approval, simply contact a member of the Board by sending an email to HOABoard@BonneyLakeManor.com to discuss your project and determine if a review is required.

All changes of color on the exterior of your house must be reviewed and approved by the Architectural Review Committee. It will be neighborly of you to notify the Board if you are planning to repaint your house with the same color scheme.

Closing Thoughts

I remember when all of the homes were brand new and all of the Membership was as proud as they could be. Everyone had something in common. We were all Members of the new Bonney Lake Manor Homeowners' Association. We were "putting in" our yards and wanted to show them off. A new tree here. A new bush there. Look what I just built! Wow, that's great! I want one! We had impromptu get-togethers around fire pits, shared stories, had great comradery and developed life-long friendships.

What has changed? Well, our kids grew up, they moved on and many of our friends have settled into a rambler. Hark, a second wave is arriving. Our homes are being refurbished. Major projects are taking place - New roofs, siding, exterior paint colors and landscaping (not to mention the interiors). There are new families in the neighborhood. They are young, full of energy and brimming with the pride that comes with a new home. We welcome you. Let's form a more perfect union. Let's make Bonney Lake Manor great again!

One More Thing

I am sooo looking forward to this spring. All of the beautiful plants emerging, the wide variety of birds that come back to sing for us and once again the sounds of children having fun. Please keep an eye out for the little ones.

Thank you for your participation.

Warmest regards,



Dennis Baker, President
Bonney Lake Manor HOA Board of Directors
HOABoard@BonneyLakeManor.com
PO Box 8101, Bonney Lake, WA 98391
(or use the HOA mailbox on 193rd)

2016 Expenses & 2017 Budget

Category	2016 Actual	2017 Budget - Proposed
<i>Landscaping</i>	\$3,264.00	\$3,300.00
<i>Landscape Improvements*</i>	\$0.00	\$0.00
<i>Office Supplies</i>	\$124.43	\$130.00
<i>Gifts/Prizes</i>	\$325.00	\$325.00
<i>Annual Meeting</i>	\$105.00	\$105.00
<i>Insurance</i>	\$1,222.00	\$1,222.00
<i>Attorney Fees</i>	\$3,910.00	\$3,500.00
<i>Post Office Box</i>	\$82.00	\$82.00
<i>Mail</i>	\$226.33	\$250.00
<i>Taxes</i>	\$150.00	\$150.00
<i>Garage Sale Ads</i>	\$0.00	\$30.00
<i>Secretary of State</i>	\$10.00	\$10.00
<i>Puget Sound Energy</i>	\$130.00	\$130.00
<i>Website</i>	\$120.00	\$179.00
<i>Community Events</i>	\$400.00	\$400.00
<i>HOA Dues Drawing</i>	\$125.00	\$125.00
<i>Cluster Mailboxes</i>	\$0.00	\$20,000 - \$30,000
Total	\$10,193.76	\$29,938 - \$39,938

Holiday Decoration Contest Award Winner. Congratulations: Kelly's

