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Calendar of Events

- ❖ March 1 — Ivy pulling party: 1-3 pm, Central Common Area path near Deer Oak path
- ❖ March 9, 7:00 pm — Board Meeting at Don and Sally Page's home: 18351 Wood Thrush Way
- ❖ April 4 — Easter Egg Hunt
- ❖ May 23 — Pool Opens
- ❖ June 13 — Neighborhood Garage Sale
- ❖ June 15 — Neighborhood Trash Pick-up

From the President, by Don Page

Over the past 30 to 35 years a very complex situation has developed making identification and resolution of Common Area encroachment issues difficult at best. Although for the past few years there has been a fence request/approval process in place I have been unable to locate complete historical records of fence requests/approvals so it is virtually impossible to determine the exact circumstances for the construction of many of the older fences in the BWHOA. The lack of a comprehensive fence policy coupled with incomplete records and inconsistent enforcement has contributed significantly to the existence of the current fence encroachment situation.

To guide the Architectural Committee and the BWHOA members in the construction of fences and to guard band against encroachment a complete, consistent, written policy is needed. Your current Board will remedy this by implementing a comprehensive fence policy. The policy coupled with active and involved participation by the Architectural Committee is geared to prevent fence encroachment in the future. The new policy, which is nearly final, will detail steps the BWHOA and members must take to ensure new and replacement fences are installed where authorized. The policy will be posted electronically and provided in paper form to any member upon request. All approved fence requests and policy revisions will be archived electronically in the recently established records database for reference by future Boards and members.

Under the direction of the Architectural Chair a team has spent countless hours reviewing data, codes and statutes, current and past fence situations and member comments to develop the fence policy. I would like to thank the team for their efforts as well as all BWHOA members who took the time to review the draft policy and offer constructive and helpful inputs.

Finally, it is important to understand that the new fence policy applies to fences constructed after it is adopted and that it is not intended to cover the encroachments that currently exist which need to be resolved on an individual but consistent, fair and equitable basis. Also in this report I have NOT covered the actions taken by the BWHOA in regards to the current encroachments as each case is different and issues and situations involving both BWHOA members and external neighbors have yet to be fully understood and addressed. I will update you on this in a later report.

Treasurer's Report, by Kathy Taylor

Finance Committee: Andy Hoyt, Gary Logsdon and Dona Manning attended our first meeting to brainstorm topics for the committee to work on. One priority is to update the Renewal & Replacement plan. BWHOA does not have a formal preventive maintenance plan, so we'll look into a process that can be used by pool and common area committees. Other ideas such as banking, purchasing, accounting systems, financial policies and business processes will be considered also. If you have expertise in one or more of these areas and would be willing to join us for our monthly meetings, please contact me at 503-709-3598.

Financial reports: In January 2015 fence replacement (behind the pool) was started and small pool plastering was completed. 2015 Dues assessments were recognized in the amount of \$97,920 and 45% were paid in January. Total Cash was \$7,845 greater than prior year and Fund balance (equity) was \$5,855 greater than last year, which indicates a solid financial position for the start of the year.

	Jan 31	Annual	Variance		Jan 31	Jan 31
Profit & Loss	2015	Budget		Balance Sheet	2015	2014
INCOME				ASSETS		
Homeowners				Checking & Savings	58,166	44,152
Assessments	97,920	98,112	(192)	Reserve & Renewal Cash	<u>50,005</u>	<u>56,174</u>
Allowance for Bad Debt	-	(3,000)	3,000	Total Cash	108,171	100,326
Interest Collected	18	800	(782)	Dues Receivable	59,366	61,060
Swim Lesson/Parties/Keys	<u>-</u>	<u>1,800</u>	<u>(1,800)</u>	less Allowance for Doubtful Accts	(2,000)	-
Total Income	<u>97,938</u>	<u>97,712</u>	<u>226</u>	Prepaid Insurance	<u>1,277</u>	<u>478</u>
EXPENSE				TOTAL ASSETS	<u><u>166,813</u></u>	<u><u>161,864</u></u>
Administration	(3,116)	(14,300)	11,184	LIABILITIES & EQUITY		
Trash Pick up	-	(7,500)	7,500	Liabilities		
Communication	-	(2,500)	2,500	Accounts Payable	476	1,493
Common Area	(951)	(21,100)	20,149	Payroll Liabilities	<u>297</u>	<u>186</u>
Pool Operations	(1,974)	(40,000)	38,026	Total Liabilities	<u>773</u>	<u>1,679</u>
Social	<u>-</u>	<u>(4,000)</u>	<u>4,000</u>	Equity		
Total Expense	<u>(6,041)</u>	<u>(89,400)</u>	<u>83,359</u>	Unrestricted Equity	32,251	12,285
NET ORDINARY INCOME	91,897	8,312	83,585	Designated for Reserve & Renewal	50,005	56,174
CAPITAL EXPENDITURE				Net Income	<u>83,785</u>	<u>91,726</u>
Common Area	-	(10,400)	10,400	Total Equity	<u>166,040</u>	<u>160,185</u>
Pool (fence/small pool)	(8,113)	(18,000)	9,888	TOTAL LIABILITIES & EQUITY	<u><u>166,813</u></u>	<u><u>161,864</u></u>
TRANSFER to/from R&RR	<u>-</u>	<u>21,000</u>	<u>(21,000)</u>			
NET INCOME	<u><u>83,785</u></u>	<u><u>912</u></u>	<u><u>82,873</u></u>			

Fence Policy Update

Many thanks to the HOA members who contributed comments, editing notes and suggestions for changes to the first draft of the Fence policy. Most changes were adopted by the Architectural Committee. The revised policy draft is, once again, available for review on the BWHOA website: bryantwoodsha.org, and at our new website: bwhoa.org. Your input is welcome; contact the Architectural Chair, Linda Fuchs, by email: noblends@gmail.com. If you are unable to access the website, contact any Board member, and you will be provided with an electronic copy by email, or a paper hard copy.

Linda Fuchs, Architectural Committee Chair

Our Covenants, Conditions and Restrictions, by Linda Fuchs

This month, our focus will be on trailers, boats and other vehicles or equipment. Our CC&R's state:

No trailer, boat, tent, camper, whether mounted or unmounted, unmounted canopies, motorhomes, recreational vehicles or similar equipment nor any structure shall be placed, maintained or constructed on any lot or on any street or Common Area adjacent thereto for any purpose, either temporarily or permanently, except that any of the above items which can be and are stored out of sight from the street on said lots and are not used for living purposes, will not be in violation of these restrictions. The temporary use of tents in back yards for recreational purposes shall not be precluded by this restriction.

Article III, Section 6

In other words, keep those boats, trailers, campers, etc completely out of sight if you must store them on your property. If you are loading or unloading your RV/camper/trailer, it is greatly appreciated if you do so in the shortest amount of time possible, so your neighbors, service vehicles and other traffic are not inconvenienced.

Next month: Raising animals or fowl in the neighborhood.

Work Party for Habitat, by Gina Lochtie

Mark your calendars...March 1st from 1 to 3 pm we are having an ivy clean-up party. It is the beginning of our Backyard Habitat Program. Please bring your gardening gloves (hand clippers if you have them) and join us for some neighborhood camaraderie, refreshments and snacks. We will start on the path at Deer Oak and Sandpiper. If you have any question call Gina Lochtie 503-349-7174.

Communications Report, by Ken Kaufmann

New Website unveiled. This month BWHOA launched a second, Board-sanctioned, web site: www.BWHOA.org. If you visit the site you will see that it is set up with current information about the Association and our neighborhood. Several neighbors have tried it and responded positively.

The Board is trying out this new site because it has capabilities that our other site does not. Unlike our BryantWoodSHA.org site, the BWHOA.org site provides restricted access to all or part of the site content. Using this feature, bulletin boards, discussion blogs, and other non-public information will be available only to BWHOA members and residents. Previously the Board looked to i-Neighbors to provide these functions; however the BWHOA.org site offers generally more polished format and more formatting options. BWHOA.org also has public content so that non-members can visit the page without logging in and view pictures, read about our neighborhood, and contact Board members.

The Board will support both BryantWoodSHA.org and BWHOA.org for three months and then look at whether any changes should be made. If you currently look to i-Neighbors for news from the Board, please sign up for one or both of the official web sites above, as the Board will not be posting on i-Neighbors in the future. If you have views about whether only one, or both, sites should be used going forward, the Board welcomes your feedback.

Member milestones. If you know of a big event in a member's life (major anniversary, newborn, major birthday, etc.) you want to share with the neighborhood, please email me an announcement for publication in the *Woodsmen*.

Common Area Maintenance Update, by Don Page

Two bids have been obtained to seal coat the walking paths and a third contractor has reviewed the project with a bid expected this month. A hazardous tree endangering a member's house in the East side Common Area was cut and several other dead trees in the same area were evaluated for any potential hazard by an arborist. A backyard habitat project is being reviewed for possible development in a small plot near the main pathway. More information on the project will be found in a separate article in the March *Woodsmen*.

Updating Our Neighborhood Directory

It has been several years since our neighborhood directory has been updated. Thus, enclosed you will find a questionnaire we are encouraging you to fill out and return to me. It will be used only for our neighborhood. We are hoping that this directory can be used if you meet someone at a social event, the pool, or just walking in our neighborhood. Whatever the case may be, it is a chance for us to be able to connect with each other. Your answers to questions on the form will help the Board prioritize efforts and expenditures. Please fill this out and return it to me. I will have a box on my doorstep. You may also e-mail me- gigilochtie@yahoo.com or mail it. My address is 18410 Deer Oak Ave. Or you can call and I will pick it up. Thank you so much. Gina Lochtie.

February Board Meeting Notes, by Rebekah Smith

Pool: The small pool was re-plastered and the final setting up process is underway. The beloved dolphin mosaics were preserved, inlet lines were repaired, 10 drain or inlet covers were replaced, and a new, *Virginia Graeme Baker Pool and Spa Safety Act*-compliant, drain was installed for the summer pool season. The pool's wood fence is scheduled for replacement in early spring.

Social: The Easter Egg Hunt is on for April 4. Please see article about the need to complete the questionnaire for the updated neighborhood directory.

Communications: Ken Kaufmann reported a savings of \$70 per month, or \$840 per year, on printing costs for the *Woodsman* by switching to 8.5" x 11" paper format. The Board authorized Ken to activate an additional website—www.bwhoa.org—for a three month evaluation period.

Architectural: The following architectural changes were approved:

4881 Centerwood Street is approved to replace gutters and downspouts with the same, previously approved, design and color; 6" fascia in White.

18281 Woodthrush Circle is approved to remove the fence at the eastern property line and replace it with a cedar basic privacy fence with a clear stain.

18420 Deer Oak Avenue was approved to install new siding painted in Sherwin Williams (SW) "Warm Stone"; replace gutters in SW "Sand" and downspouts in SW "Warm Stone"; replace all existing aluminum windows with *Plygem* vinyl windows, add a new window to the house front, and combine two small windows into a larger one at the front corner above the garage door, all trimmed in SW "Sand", increase garage door height to 7 feet and paint with SW "Sand"; replace the walkway with exposed aggregate; and replace the front door with a new wood door with matching sidelights in a natural stain.

Maintenance: Don is receiving bids for black top slurry for the pathways. Ken is soliciting bids for a survey of the western boundary of the western Common Area.

BWFOA Board of Directors

President/Common Area Care: Don Page 503-639-7803 arkiedon@gmail.com

Vice President/Communications: Ken Kaufmann 503-720-2210 ken@kkaufmann.com

Treasurer/Finance Committee: Kathy Taylor 503-747-7840 kathyataylor@gmail.com

Secretary: Rebekah Smith 503-546-9153 rebekahsmithphd@gmail.com

Pool: Holly Gosewehr 503-699-8797 puananig@comcast.net

Social Events: Gina Lochtie 503-349-7174 gigilochtie@yahoo.com

Architectural Approvals: Linda Fuchs 503-515-5955 noblends@gmail.com

Bookkeeper*: Dona Manning bookkeeper@bryantwoodsha.org

*Note: The bookkeeper is not a member of the Board.

CLASSIFIED ADS

DOG WALKING/PET SITTING CONTACT: ANNA SMITH, 503-598-9165

I am an experienced pet sitter, dog walker, and dog trainer. I am 15 years old, reliable, and am happy to provide references. I live in Bryant Woods and would like to help you with your pets! My rates are reasonable.

LOOKING TO SELL OR BUY A HOME? CONTACT: EMILY IVERSON, 503-866-4368

Having lived in this community for over 30 years, I know the area well. If you or a friend are thinking of moving, please give me a call. Even if you aren't moving right now but simply want to keep up-to-date with the real estate market you can register with HOMETRACKER on my website at www.emilyiverson.hasson.com for emailed updates. Look forward to hearing from you. Emily Iverson, Neighbor and Broker with The Hasson Company.

PRIVATE CAREGIVER/COOK - EXPERIENCED & CERTIFIED CONTACT: ELAINE KEEFE, 503-603-0555 or 503-367-6699. Bonded, liability insurance, criminal background check. Culinary school graduate. One-on-one care for the elderly and persons recovering from surgeries. Transportation upon request. Exceptional people skills, dependable, patient, kind, resourceful and organized. Resume and references available.

FURNITURE REPAIR & REFINISHING, IN-HOME SERVICE. CONTACT: RYAN POULTON, 503-968-1222
STRUCTURAL REPAIRS: loose joints & legs, split wood, broken components, etc., FLAW REMOVAL: scratches, dents, abrasions, pet chews, etc. FULL REFINISHING: color match, color change, sheen match. Free estimates. Fulltime professional.

DELL ENTERPRISES CONTRACTING. CONTACT: DON DELL, 503-407-5887

Handyman Services. Licensed contractor does small remodels and all kinds of repairs, from tile to sheetrock, painting and bathroom remodeling. In business for 22 years. Licensed, bonded. CCB#95851.

HOME DEPOT KITCHEN & BATH REFACING CONTACT: DANA GRAF 503-310-0702

Update your kitchen cabinets or bath/shower stalls by "Refacing" your existing structures. Save time & money! I specialize in **Cabinet Refacing, Countertops, Bath & Shower Liners, Closet & Garage Organizing for The Home Depot**. Also offering GRANITE Countertops with a zero maintenance LIFETIME SEALER & WARRANTY! Free Consultation, 0% Financing, Superior Quality and Reliable Contractors from two names you can trust: **The Home Depot** and **Dana Graf** (dana_g_graf@homedepot.com)

BUSY BEAVER HOME IMPROVEMENT, LLC CONTACT: BRANDON JONES 503-862-8546

busybeaverhomeimprovement@gmail.com — My focus is on repairing problems and improving the function of your home, both inside and out. I provide detailed work that perfectly fits the scope of your vision, needs and budget. My specialty is providing realistic, intelligent, value driven solutions that will last long into the future. I am an Owner/Operator, and a licensed, bonded, and insured contractor (CCB# OR202922).
Busybeaverhomeimprovement.strikingly.com

HELP WANTED

Board Member—no pay: a lifetime of benefits. Contact any Board member to inquire.

If you lose your *Woodsman*, or you want to read a vintage edition, you can download old newsletters at the BWHOA website (www.bryantwoodsha.org/newsletters/). While you are there, sign up to receive important announcements via email: www.bryantwoodsha.org/announcements-1/.

To place an ad or submit an article to the *Woodsman*, email ken@kkaufmann.com.

Bryant Woods Homeowners Association—Member Questionnaire

DIRECTORY LISTING PREFERENCES

Please provide the following contact information to be kept on file by Bryant Woods HOA. Check the boxes to indicate if you **do** or **do not** prefer to list this information included in the neighborhood directory.

YES/NO - *INCLUDE THIS INFORMATION IN THE NEIGHBORHOOD DIRECTORY?*

Name(s) of Owner Renter _____

Address _____

Mailing address same send to: _____

Phone number(s) _____

Email(s) _____

Email(s) _____

MAILING AND NEWSLETTER PREFERENCES – email will reduce postage and copying costs

I would like the annual dues statement delivered by: EMAIL U.S. POSTAL MAIL

I would like the “Woodsman” newsletter delivered by: EMAIL PAPER COPY DELIVERED TO DOOR

USE EMAIL(S) ABOVE USE: _____

DEMOGRAPHIC INFORMATION

The following optional information will help with planning the future for our neighborhood

Number of household members between the ages of: 0 to 12 - ___ 13 to 18 - ___ 19 to 64 - ___ 65 and over ___

How long have you lived in Bryant Woods? _____ years

Do you have Internet access? Yes No Do you prefer getting neighborhood information online? Yes No

About how many times a year does your household use the pool? ___ pool BBQ? ___ picnic area? ___

Do members of your household attend neighborhood social events? Yes No Would you like to have same

more or fewer social activities? Suggestions: _____

How often do you use the common area pathways? Frequently Sometimes Seldom Never

Any further comments or suggestions?

Completed forms can be returned to Gina Lochtie at 18410 Deer Oak Ave; or email her for pick-up: gigilochtie@yahoo.com. You can also email or phone any board member listed in the *Bryant Woodsman* newsletter, and they will be happy to fill out a form for you. Thank you.