



## IN THIS ISSUE...

- From the President
- Bryant Woods Annual Egg Hunt
- Backyard Habitat/Ivy Pull Update
- Windfall is no windfall
- Looking for a Grand Marshal
- Pool News
- Thank you, Dona Manning
- Treasurer's Report
- Architectural Update
- Communications Report
- March Board Meeting Notes
- Director Contacts
- Classified Ads

March 2015

## Calendar of Events

- ❖ April 4 —Easter Event
- ❖ April FH—Board Meeting at Kathy and Jerry Taylor's home: 18753 Indian Creek Drive, 6:30 pm
- ❖ May 16, 17, 23, and 24—Pool key pick-up at the pool
- ❖ May 23 —Pool Opens
- ❖ June 13—Neighborhood Garage Sale
- ❖ June 15—Neighborhood Trash Pick-up

## Focus on the Positive by Don Page

I guess it is just human nature for most of us to focus on issues and problems and our individual concerns and we sometimes take for granted the work and efforts of others and often overlook their positive accomplishments. It is way easier to criticize and blame others than to provide solutions and help. The Board and a few dedicated volunteers have been working very hard on your behalf to improve our neighborhood. A lot of what they do goes unnoticed, particularly when it is done well. I want to make use of this article to single out and recognize one of your directors to illustrate my point.

Holly Gosewehr, Pool Committee Chair with limited direct pool management experience, has stepped up and thrown herself into the job to correct several previously existing problems and implement other improvements at the pool in a very short period of time in preparation for the upcoming pool season. She has gotten the small pool re-plastered, repaired ladder anchors and pool line covers, installed a code-compliant drain, repaired all exterior lights, installed a new light timer and security flood lights for safety, repaired the decks, worked with an adjacent neighbor to replace the old wood fence, and is in the process of repairing one bathroom floor which was previously installed incorrectly. She has also installed automatic hand dryers to address one cause of toilet drain stoppage (paper towels) that occurred several times last year. By the way, all of this has been accomplished within budget. Still on her plate is a general cleanup (power washing concrete deck, deck staining, paint touch up, etc.), pool water chemical balance, pool furniture repair and setup, and hiring/training maintenance and lifeguard staff to name just a few things that still need to be done to get ready for the pool season. Does all of this take time? You bet it does. Holly has organized a pool committee to help with some of this work, especially during the summer pool season, and I thank those folks for helping out. Even though other directors have pitched in to help, community volunteers are always welcome and needed to share the work load as well as to provide inputs for improvement. No one said this job would be easy, and it isn't, but it is getting done. Thank you, Holly.

## BRYANT WOODS ANNUAL EGG HUNT

- Saturday, April 4th, 10:30 — Behind the Pool at Friendship Park
- Ages: 0-3, 4-6 & 7-11
- Bring your baskets and cameras!
- Coffee will be provided.
- Find the “Golden” egg and win a prize!!

### Backyard Habitat/Ivy Pull Update by Gina Lochtie

We had sunshine to kick off this year's 1st ivy pull. Thank you to our strong and hard working neighbors who helped pull, dig and pick up dead wood and invasive species. Our next step is placing a basin or bird bath for our wildlife water feature. (Does anyone want to donate one?) What a great start to get our first area Backyard Habitat certified!!!

### Windfall Is No Windfall by Ken Kaufmann

An extreme combination of heavy rain and high winds during the March 14-15 weekend toppled at least three apparently healthy trees in Bryant Woods. Fortunately nobody was injured. Many thanks to Norm Parker and Don Page, who cut up the 25' pine tree at Sandpiper and Indian Creek Drive before most of you were aware it was obstructing traffic. Norm's saw was too small to cut up the huge oak that fell on the main path near Sage Hen Way, however. A tree service cut it into 18" slices and left them in place along the path so that members can help themselves to some of the wonderful oak firewood. The Board is working to have the pathway repaired quickly and to recoup what it can from insurance.

### Looking For A Grand Marshal For Our 4<sup>th</sup> of July Parade

I know it is only March but we are looking for someone to honor and lead our parade this year. Please consider nominating someone who you feel has made a significant contribution to improving the neighborhood. Please contact Gina Lochtie, [gigilochtie@yahoo.com](mailto:gigilochtie@yahoo.com) or call me with your nomination at 503-349-7174.

### Pool News by Holly Gosewehr

It's been a big month at the pool. The following things have been in the works:

**-fence**, the fence between the pool and neighbor has been rebuilt. It will be stained in a few weeks once the wood has cured a little and the weather is appropriate. One of the decks was also repaired.

**-electrical**, we have added spot lights to the sides of the pool house that will shine overnight on the pools during pool season. This will keep them lit up for safety but won't be as intrusive nor use as much energy as the old vapor lights. Also, we have added electric hand dryers to the bathrooms to eliminate paper towel use.

**-pool committee**, we met in February to brainstorm all the details of getting the pool up and running. It was a productive meeting. We'll meet again soon to see what progress we've made on our individual assignments. The committee is: Kathy Jaco, Linda Fuchs, Martine Kaufmann, Tava Crim, and Ellyn Stier. If you have any questions or thoughts about the pool please feel free to contact one of these neighbors.

**-job openings**, please see classified. We have openings for this summer for lifeguards and maintenance staff for the pool. Please call 503-699-8797 to apply.

### Thank YoužDona Manning by Kathy Taylor

Our bookkeeper, Dona, is changing her focus to the fun (and challenges) of raising her two teenagers and tending her home. Dona notified the Board she will resign effective in May. She's done a great job for our neighborhood and I know we all have appreciated her prompt service and dedication. So here's wishing Dona more lacrosse and gardening, less check writing!

## Treasurer's Report by Kathy Taylor

BWFOA Members: Questions about dues or payments, liens, mortgage closings and changes to member information should be submitted in writing or email to the Treasurer. Written requests and responses provide better communication and accuracy.

Prior to refinancing or selling your home the title company will check to see if there are any outstanding BWFOA dues, fees or liens on the property. Allow two or three weeks for BWFOA to process payments and clear liens.

Pools keys are not issued to members with past due assessments or late fees. It usually takes a week or two for payments to be processed. You may also bring your quarterly dues statement (to be mailed in April) with your payment when you pick up/exchange your key.

Accounting Schedule: For predictable service, accounting services will all be done once a week. Requests submitted as of Wednesday will be completed by Monday. Consolidating accounting tasks helps us minimize costs.

Financial Statements: For the last 30 days, Administrative expenses include bookkeeping service (\$1,600) and supplies/postage related to mailing dues assessments (\$900); Common Area includes landscaping (\$1,190) and dead tree removal (\$356); Pool includes utilities, pool license (\$355), timer repair service (\$1,590); Capital/Pool includes Small Pool re-plaster (\$9,500) less neighbor's share of fence (\$1,887).

### Bryant Woods Homeowners' Association

	Feb 28 2015	Annual Budget	Variance		Feb 28 2015	Feb 28 2014
<b>Profit &amp; Loss</b>				<b>Balance Sheet</b>		
<b>INCOME</b>				<b>ASSETS</b>		
Homeowners				Checking & Savings	55,791	100,083
Assessments	97,920	98,112	(192)	Reserve & Renewal Cash	<u>50,007</u>	<u>1,500</u>
Allowance for Bad Debt	-	(3,000)	3,000	Total Cash	105,798	101,583
Interest Collected	270	800	(530)	Dues Receivable	55,400	57,783
Swim Lesson/Parties/Keys	-	<u>1,800</u>	<u>(1,800)</u>	less Allowance for Doubtful Accts	(2,000)	-
Total Income	<u>98,190</u>	<u>97,712</u>	<u>478</u>	Prepaid Insurance	<u>1,542</u>	<u>478</u>
<b>EXPENSE</b>				<b>TOTAL ASSETS</b>	<u><u>160,740</u></u>	<u><u>159,844</u></u>
Administration	(3,343)	(14,300)	10,957	<b>LIABILITIES &amp; FUND BALANCE</b>		
Trash Pick up	(497)	(7,500)	7,003	Liabilities		
Communication	-	(2,500)	2,500	Accounts Payable	772	1,340
Common Area	(1,614)	(21,100)	19,486	Payroll Liabilities	<u>-</u>	<u>186</u>
Pool Operations	(2,141)	(40,000)	37,859	Total Liabilities	<u>772</u>	<u>1,526</u>
Social	-	<u>(4,000)</u>	<u>4,000</u>	Fund Balance		
Total Expense	<u>(7,595)</u>	<u>(89,400)</u>	<u>81,805</u>	Available Fund Balance	27,479	66,959
NET ORDINARY INCOME	90,595	8,312	82,283	Designated for Reserve & Renewal	50,007	1,500
<b>CAPITAL EXPENDITURE</b>				Net Income	<u>82,482</u>	<u>89,859</u>
Common Area (W survey)	-	(10,400)	10,400	Total Fund Balance	<u>159,968</u>	<u>158,318</u>
Pool (fence/small pool)	(8,113)	(18,000)	9,888	<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<u><u>160,740</u></u>	<u><u>159,844</u></u>
TRANSFER to/from R&RR	<u>-</u>	<u>21,000</u>	<u>(21,000)</u>			
NET INCOME	<u><u>82,482</u></u>	<u><u>912</u></u>	<u><u>81,570</u></u>			

## Architectural Update by Linda Fuchs

Fence Policy: Good news! The BWFOA Fence Policy was approved unanimously at the last Board meeting. Many thanks to all the Association members who contributed their revisions and comments to the Architectural Committee. The policy, change request form, and photos of pre-approved fence designs are now posted on our websites: [bwhoa.org](http://bwhoa.org) and [bryantwoodsha.org](http://bryantwoodsha.org).

Approvals Preserved: At long last, all past architectural approval records have been scanned and archived in

the association records electronic database. This is a significant step towards organizing and preserving our association's records, and making this information readily available. Special thanks to Martine Kaufmann for her generous contribution of time and labour to complete this task.

## Communications Report by Ken Kaufmann

Find it on the Bryant Woods websites. Not everything that happens in Bryant Woods makes it into the *Woodsmen*. Here are a few things you can find on the Bryant Woods web sites (BWHOA.org and Bryantwoodsha.org) that aren't in the *Woodsmen*:

- Pictures from the March 14-15 wind storm (both sites)
- BWHOA Fence Policy adopted March 9 (both sites)
- Directory Update form (BWHOA.org)
- Neighborhood free stuff/ exchange listings (BWHOA.org)

Why two websites? Because each one has features the other does not and we are trying to figure out how to have the best of both. Your feedback on what you like and don't like about the sites is appreciated.

Honorable mention. I want to thank two people for making my life better this month: **Chris Negri**, of Waxwing Circle, edits and performs final layout of the *Woodsmen* each month. Without him, your *Woodsmen* would look like a legal memo. **Kate Schwarz** is a high school sophomore who lives on Centerwood. Last month she asked me to post her tutoring services ad in the *Woodsmen* and I forgot. The gracious manner in which she handled this disappointing news reminded me of the virtue of forgiveness. Thank you, Chris and Kate.

Directory update form. More than 30 members have already returned the Member Questionnaire form attached to last month's *Woodsmen*. The drop box at Gina Lochtie's (18410 Deer Oak Ave) will remain there another month. If you lost your copy, you can download another from a link on the home page of [www.bwhoa.org](http://www.bwhoa.org).

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

## March Board Meeting Notes by Rebekah Smith

**Finance:** An affectionate farewell was given to Dona Manning for her many years of bookkeeping service to our neighborhood Association. She will end her tenure on May 1 to give more attention to her growing family. Her friendly and helpful presence will be missed. The Board is currently searching to fill the position.

**Pool:** please refer to *Pool News* on page 2.

**Common Area Maintenance:** Bids on the pathway seal coat are pending. One hazardous tree and three dead trees were cut down in the East Common Area. Unauthorized tree cutting occurred in the East Common Area during a home and property renovation. The damage is being assessed. The **Board voted unanimously** to authorize the president to renew the Association's annual landscaping contract with Signature Landscape Care.

**Social:** The Central Common Area received special attention on March 1 as 12 neighbors attended a successful Ivy Pulling Party to prepare for native planting and restoration. The Backyard Habitat program of the Audubon Society will certify this area as platinum-level native habitat and the area will be commemorated with a Native Backyard Habitat sign and a beautiful metal Backyard Habitat tree sign. The Annual Easter Egg Hunt is on April 4.

**Fence Policy:** The **Board voted unanimously** to approve the fence policy (including change request form and examples of approved fence designs) posted on the Bryant Woods websites on February 21 with two minor amendments by Kathy Taylor.

**Architectural.** The Architectural Committee approved the following requests:

**18260 Indian Creek Dr.**-replace roof with GAF Timberline HD shingles in Charcoal.

**18351 Woodthrush Way**-repair the existing “good neighbor” fence by replacing 25 to 30 boards with used boards in good condition and install a double lane pathway from the curb to the backyard gate with pre-formed concrete flagstones.

**18281 Woodthrush Circle**- install overlapping picture frame style cedar fence sealed with a clear stain.

**18181-18183 Deerbrush Ave!** install fence that replicates the original fence design, color, and location and paint the trim and front doors of the duplex with Sherman Williams Black Magic. Y ^

**Western Boundary Survey.** Three bids were solicited to survey the exterior boundary of the Western Common Area. The low bid of \$3,900 was submitted by Andy Paris & Associates. The proposal includes:

1. Performing a Property Boundary Survey of the westerly property line of the Western Common Area and locate occupation lines such as fences.
2. Establishing iron rod survey monuments at corners.
3. Preparing a “Record of Survey” map showing survey procedures and findings per legal requirements.
4. Submitting “Record of Survey” map to the County Surveyor's Office for review.
5. Filing final Survey with the County Surveyor’s Office with two copies to the Board.

The **Board voted unanimously** to accept the Andy Paris proposal.

**External boundary update.** At an executive session held on March 5, the Board discussed options for resolving a dispute with a non-member whose property bounds the Common Area. At the March 9 meeting, the **Board voted unanimously** to authorize the president to seek legal advice regarding the situation.

**Insurance update.** An insurance agent specializing in HOA insurance will attend the next Board meeting, from 6:30 to 7:00 pm, to answer questions about HOA risks and coverage in advance of the Association’s annual June insurance policy renewal.

## **BWHA Board of Directors**

**President/Common Area Care:** Don Page 503-639-7803 [arkiedon@gmail.com](mailto:arkiedon@gmail.com)

**Vice President/Communications:** Ken Kaufmann 503-720-2210 [ken@kkaufmann.com](mailto:ken@kkaufmann.com)

**Treasurer/Finance Committee:** Kathy Taylor 503-747-7840 [kathyataylor@gmail.com](mailto:kathyataylor@gmail.com)

**Secretary:** Rebekah Smith 503-546-9153 [rebekahsmithphd@gmail.com](mailto:rebekahsmithphd@gmail.com)

**Pool:** Holly Gosewehr 503-699-8797 [puananig@comcast.net](mailto:puananig@comcast.net)

**Social Events:** Gina Lochtie 503-349-7174 [gigilochtie@yahoo.com](mailto:gigilochtie@yahoo.com)

**Architectural Approvals:** Linda Fuchs 503-515-5955 [noblends@gmail.com](mailto:noblends@gmail.com)

## CLASSIFIED ADS

---

TUTORING: Contact Kate Schwarz, [schwa62153@gmail.com](mailto:schwa62153@gmail.com) I am an honors student at Lakeridge High School, and I have worked with elementary and junior high school students. I am happy to tutor both elementary and junior high students in English, math, and science for \$10 an hour.

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](http://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 2 names you can trust: The Home Depot & Dana Graf: [dana\\_g\\_graf@homedepot.com](mailto:dana_g_graf@homedepot.com)

BUSY BEAVER HOME IMPROVEMENT, LLC CONTACT: BRANDON JONES 503-862-8546  
[busybeaverhomeimprovement@gmail.com](mailto: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](http://Busybeaverhomeimprovement.strikingly.com)

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.

---

### HELP WANTED

Part-time bookkeeper/accountant: (20 to 25 hours/month). Skilled in QuickBooks, on-line bill pay, payroll processing services. Send resume to Kathy Taylor, Treasurer [president@bryantwoodsha.org](mailto:president@bryantwoodsha.org). See full job description on our website <http://www.bwhoa.org>.

Maintenance job opening – BWHOA Pool this summer. Must be 14 years or older by beginning of pool season with a state work permit if under 18. Responsibilities can include: cleaning of bathrooms, pool, grass, trash, and pool decks. Other responsibilities to be discussed upon inquiry. Hours vary from June – September. Please call Holly at 503-699-8797 or email [puananig@comcast.net](mailto:puananig@comcast.net).

Lifeguard job opening – BWHOA Pool this summer. Must be 16 or older, Red Cross certified with a minimum of a Basic Lifeguarding Certificate and have a state work permit if under 18. In addition to lifeguarding, there are student swim lessons, pool cleaning, and rules enforcement responsibilities. Hours vary during the months of June – September. Please call Holly at 503-699-8797 or email [puananig@comcast.net](mailto:puananig@comcast.net).

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/](http://www.bryantwoodsha.org/newsletters/)). While you are there, sign up to receive important announcements via email: [www.bryantwoodsha.org/announcements-1/](http://www.bryantwoodsha.org/announcements-1/).

To place an ad or submit an article to the Woodsman, email [ken@kkaufmann.com](mailto:ken@kkaufmann.com).