



IN THIS ISSUE...

- Egg Hunt Wrap-Up
- Trash Pick up June 15
- Backyard Habitat Update
- Looking for a Grand Marshal
- Pool News
- Common Area Review
- Treasurer's Report
- Architectural Update
- Our CC&Rs
- Communications Report
- April Board Meeting Notes
- Director Contacts
- Classifieds
- Fence Policy

April 2015

Calendar of Events

- ❖ May 6 — Board Meeting at Linda Fuchs' home: 18571 Waxwing Way, 7:00 pm
- ❖ May 16, 17 and 23 — Pool key pick up at the pool, 10am-12pm
- ❖ May 23 — Pool Opens, 10:00 am
- ❖ May 24 — Pool Key pick up at the pool, 1-3pm
- ❖ June 13 — Neighborhood Garage Sale
- ❖ June 15 — Neighborhood Trash Pick Up
- ❖ July 6-17, Mon-Fri, 12-2pm--Swim lessons, 1st session
- ❖ Aug 10-21, Mon-Fri, 5-7pm--Swim lessons, 2nd session

Egg Hunt Wrap-up by Gina Lochtie

Our annual egg hunt was such a FUN time! I hope everyone enjoyed watching those adorable egg hunters! OUR GOLDEN EGG WINNERS WERE:

0-3 Marin Linsey - who won a stuffed duck (almost as big as she is)

4-7 Abbey Danna - who won a \$10 Target gift card.

8-11 Jack Meyer - who also won a \$10 Target gift card.

I want to thank all of those who helped in the success, including Scarlett Braunschweig and Sienna Lochtie who stuffed all of those eggs. Kudos to the fantastic trio of Jane Becker, Holly Lane and Alora Graf our egg hiders!! And thanks also to Ken and Martine Kaufmann for helping with coffee and set-up.

Trash Pick Up June 15th

The annual Trash Pick up is set for Monday, June 15. Place your items in common piles in the cul-de-sacs or on the main streets. Please watch for people coming in from outside the neighborhood to drop off their discards—your dues pay for pick up.

PLEASE DO NOT INCLUDE the following items in the trash pick up:

NO item so large that 2 people are needed to carry it to the street: water heaters, major appliances, sofas, large BBQ's. Reusable items should be donated; recyclable items should go to Portland Recycling Center at 341 Foothills Road, Lake Oswego, Tel 503-228-5375.

NO large construction/remodeling materials, fence materials, cement blocks, etc. Reusable construction materials may be taken to places like the Re-Build Center, Hippo Hardware, and Habitat Restore; wood/organic waste may be taken to the Metro South Transfer Station or Portland Recycling Centers.

NO hazardous materials, including batteries, liquids, computers, TV's pesticides, chemical, and paint.

NO yard debris. Bag this up and put it with the regular curbside yard debris can for Wednesday pick up.

NO tires. These can be taken to the Metro Transfer Station in Oregon City.

Backyard Habitat Update, by Gina Lochtie

We qualified for Backyard Habitat silver certification of the Common Area between the Deer Oak path and the main path. It looks great and I will keep you up to date on future area projects. Thank you to Martine Kaufmann for helping lead this program and her many hours of volunteering to remove all that was pulled and picked up!

Looking for a Grand Marshal for Our 4th of July Parade

Last call for anyone to nominate your neighbor for our Parade Grand Marshal. Please consider nominating someone you feel has made a significant contribution to improving our neighborhood.

Please contact Gina Lochtie, gigilochtie@yahoo.com, or call me at 503-349-7174. We will be announcing our Grand Marshal next month.

Pool News by Holly Gosewehr

- Tiling of the north bathroom will be finished in the next 2 weeks.
- The pools will be uncovered and cleaned between April 20-23.
- Decks have been power-washed, repaired and re-stained.

As you can see on the Calendar of Events, pool key exchange will occur in May. If you have any late fees, **THEY MUST BE PAID BEFORE YOU CAN RECEIVE YOUR KEYS.** Bring your statement along with payment (cash or check) to the pool and we can accept them as you make your key exchange.

Martine Kaufmann and I attended a Pool Basics seminar put on by the Clackamas County Environmental Health Department. Other attendees included hotel managers, inspectors, HOA managers, and pool service operators. The inspector for Deschutes County gave us a complete overview of how to care for pools--from water chemistry, to safety, to pool equipment. He emphasized problem solving and keeping a healthy pool. He urged us to "call with any questions you have", and we intend to do so. As the season goes on, I'll pass on some of his suggestions for a healthy pool. See you soon at the Pool!

Common Area Review by Don Page

It is has been a busy month in the Common Area. The large oak tree that fell along the pathway was cut up and moved off the path. Thank you to all the neighbors who took away most of the wood. This was a double win as the neighbors got some good firewood and the Association saved to the cost to have it hauled away. A special thanks to James and Susan Abbate for allowing the contractor to remove the debris through their yard. We still have some work left to clean up the rest of the debris along the path. We also hauled away the debris from the pine tree that fell across Indian Creek Drive. One dead tree in the Friendship Park and 4 more hazardous trees in the Common Area have been identified and will be removed this month. The pathways were repaired and seal-coated on April 18 as part of our ongoing preventive maintenance program. As part of this project the old "parking area" at the east end of the park was cleaned to remove the years of

moss build-up. New barrier posts were also installed at the pathway entrances on Indian Creek and Center Wood. The work did require the pathways to be closed temporarily and we appreciate everyone's patience as we were able to get this necessary work done during a period of good weather. We also got the shrub beds at the park spruced up with an application of garden mulch. We plan to add mulch to the beds around the pool as well.

Treasurer's Report by Kathy Taylor

Business Processes: During the transition to a new accounting service, we're taking a good look at changes that can make our accounting processes simpler, less time consuming and more secure. The first change is to minimize paper checks written to reimburse Board members for out of pocket expenses by providing each Board member a credit card. Credit cards reduce the check writing burden on our bookkeeper and eliminate the burden on Board members of spending their own money and waiting for reimbursement. All approvals remain the same; all limits remain the same. The purchasing policy is still in full effect. Credit cards are only an alternative means of payment. The use of these cards is limited to BWHOA business. Absolutely no purchases are allowed for any other purpose, nor can a purchase contain any personal items. The cards are issued under the credit of the association and in no way impact the credit of the cardholder.

Balance Sheet	31-Mar	31-Mar
	2015	2014
ASSETS		
Checking & Savings	50,264	99,064
Reserve & Renewal Cash	50,008	1,920
Total Cash	100,272	100,984
Dues Receivable	47,937	55,669
less Allowance for Doubtful Acc	-2,000	-
Prepaid Insurance	1,542	478
TOTAL ASSETS	147,752	157,131
LIABILITIES & FUND BALANCE		
Liabilities		
Accounts Payable	3,447	6,977
Payroll Liabilities	-	186
Total Liabilities	3,447	7,163
Fund Balance		
Available Fund Balance	27,478	66,539
Designated for Reserve & Renewa	50,008	1,920
Net Income	66,818	81,030
Total Fund Balance	144,304	149,490
TOT. LIAB. & FUND BALANCE	147,751	156,653

Profit & Loss	31-Mar	Annual	Varian
	2015	Budget	ce
INCOME			
Homeowners			
Assessments	97,920	98,112	-192
Allowance for Bad Debt	-	-3,000	3,000
Interest Collected	271	800	-529
Swim Lesson/Parties/Keys	-	1,800	-1,800
Total Income	98,191	97,712	479
EXPENSE			
Administration			
Attorney Fee	-49		
Bookkeeping	-2,400		
Insurance	-213		
Office	-632		
Postage - Supplies	-937		
Total Administration	-4,231	-14,300	10,069
Trash Pick up	-994	-7,500	6,506
Communication	-247	-2,500	2,254
Common Area			
Landscape Service	-1,785		
Pet Service	-136		
Tree Maintenance	-2,115		
Total Common Area	-4,036	-21,100	17,064
Pool Operations			
Electric	-169		
Gas	-46		
Pest Removal	-85		
PL Material & Supply	-1,707		
PL Repairs and Mair	-2,888		
Pool Service	-60		
Water	-194		
Total Pool Operations	-5,149	-40,000	34,851
Social			
Easter Egg Hunt	-74	-4,000	3,926
Total Expense	-14,730	-89,400	74,670
NET ORDIN. INCOME	83,461	8,312	75,149
CAP. EXPENDITURE			
Common Area (W survey)	-4,400	-10,400	6,000
Pool			
Fence	-2,742		
Replacement	-9,500		
Tot. Pool Capital	-12,242	-18,000	5,758
TRANSFER to/from R&R	-	21,000	-21,000
NET INCOME	66,819	912	65,907

Pool Keys and Past Due Assessments: Be sure to send in your payments as soon as possible so that you will be eligible for a new key. Pools keys are not issued to Homeowners with past due assessments or late fees. It usually takes a week or two for payments to be processed. The cut-off for the delinquency report this year will be May 13th. You may also bring your payment and your quarterly dues statement (mailed in April) when you pick up/exchange your key.

Architectural Update

The new fence policy, which took effect on March 9, 2015, is printed at the end of this newsletter. A copy is posted on the Bryant Woods HOA websites (bryantwoodsha.org; BWHOA.org). The websites also have a list of pre-approved fence designs for your consideration (not published in the *Woodsman* for brevity).

If you are planning to reconstruct your fence and can't locate your survey monuments you will need to have the fence line established by a professional surveyor. Andy Paris & Associates (503-636-3341) will be surveying the Western boundary of the Western Common Area on April 28 and May 1, and will offer a deep discount in boundary line surveying to anyone in Bryant Woods who schedules their survey during the same time.

Our Covenants, Conditions and Restrictions by Linda Fuchs

This month, our focus will be on raising animals or fowl in the neighborhood. Our CC&R's state:

No animals or fowls shall be raised, kept or permitted upon said property or any part thereof, excepting only domestic dogs or cats and excepting caged pets kept within the dwelling house; provided said dogs, cats and pets are not kept, bred or raised for commercial purposes or in unreasonable numbers so as to constitute a nuisance to the immediate neighbors.

Article III, Section 2

Next month: Common Area use.

Communications Report by Ken Kaufmann

Last Friday I was reminded of the value of a neighborhood email broadcast list. With less than a day's warning, our path repair contractor offered to recoat all of the Common Area pathways at a great price, provided that we start *immediately* (to take advantage of good weather). Those of you signed up to receive Board announcements at bwhoa.org received advanced notice of last weekend's path closures. The rest of you might have been unpleasantly surprised if you planned to use the Common Area path and didn't know it was temporarily closed. Imagine if, instead of a path closure, it were something more serious. In times when there is quick-breaking neighborhood news, the email list is very important. So please take the time to join the neighborhood at 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 *Woodsman*.

April Board Meeting Notes by Rebekah Smith

Insurance: Prior to the meeting, an insurance agent specializing in insurance for homeowners' associations met with the Board, highlighted aspects of the Association's insurance that may warrant updating, and answered questions from the Board. The Board will discuss whether to renew our existing policy at the May Board meeting.

Finance: Kathy Taylor added credit cards to our current check writing system to streamline the payment and reimbursement process for HOA expenses.

Pool: Our pool will open for the summer on May 23! The small pool is ready, the bathroom pool tile will be finished and the decks power washed in the next few weeks, and the big pool is getting a thorough cleaning as well. Remember to pick up your pool keys at the pool on May 16, 17, 23, and 24. Lifeguard and maintenance positions are still available for industrious workers 16 years and older, and swim lesson sessions are in place. Please see Holly Gosewehr's Pool article for all the pool details! Some Pool Committee members attended a pool safety training by Clackamas County and returned with numerous ideas for this summer season. For example, swim diapers will now be available for purchase at the pool.

Social: Approximately 40 children enjoyed the Bryant Woods Easter Egg Hunt on April 4. The Golden Egg contained a stuffed animal for younger children and gift cards for older children. Thank you to the three volunteers who helped Gina Lochtie with the hunt and prize-giving. Two-hundred-and-seventy plastic eggs were recycled to encourage more sustainable future Easter egg events. The Audubon Society Native Backyard Habitat Program certified the Central Common Area with a Silver Award. Thank you to all who worked so hard for this honor! The annual Garage Sale is on Saturday, June 13, and dumpsters will be available on June 15. The annual Big Trash Pickup is set for June 22.

Common Area Maintenance: Don Page expedited contracting with Leggett Asphalt to seal all of the Common Area pathways and repair pathway damaged by a falling tree. All pathways were closed from April 18 to apply a protective seal coat. Don also hired a contractor to mulch the shrubbery beds in Friendship Park. The western boundary of the Western Common Area will be surveyed on April 28 and May 1 to determine and document the boundary between Bryant Woods HOA and our neighbors.

Architectural: The following architectural changes were approved:

- 18385 Wood Thrush Way is approved to replace the fence on front sides of house.
- 4881 Centerwood St. is approved to paint the house with Rodda Java 'n Cream and Snowdrift trim and to replace the driveway and sidewalks with a grey concrete border with brushed aggregate.
- 18420 Deer Oak Avenue is approved to replace the roof with Certainteed Presidential, Shadow Grey.
- 18511 Wax Wing Circle is approved to paint the house with Miller Orestes with Kingfisher trim and Beetroot for the door.

BWHA 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 503-407-5303 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

CLASSIFIED ADS

FLORA INTERIOR DESIGN - Pat Flora Smith, 503-515-8543

Commercial and Residential interiors and exteriors. Remodeling? Let's do it right and ensure that your investment is well thought out and executed. 25 years in the business and 18 years in Bryant Woods neighborhood. www.florainterior.com NCIDQ Certificate #13462

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.

TUTORING: Contact Kate Schwarz, 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 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

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

Grillmaster: A member of the BWHOA to act as person in charge of the grill for the pool in summer 2015. Duties include; preparing grill when it needs to be used, monitoring and adding propane as needed, following up to see grill is kept clean each time is used and member receives refund if appropriate. Call Holly Gosewehr 503-699-8797 for details or email at puananig@comcast.net.

Maintenance job opening – BWHOA Pool this summer. Must be 16 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.

Lifeguard job opening – BWHOA Pool this summer. Must be 17 or older by beginning of pool season, be 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

BRYANT WOODS HOMEOWNERS' ASSOCIATION (BWHOA)
FENCE POLICY (Version 1.0)

A. **PURPOSE & SCOPE:** This document sets forth the policy and procedures for the construction, removal, repair or any other change or modification of design, materials, color or location of fences or other types of property enclosures in the BWHOA on and after the date of approval by the BWHOA Board of Directors (Board). This document applies to all members of the BWHOA.

B. **REFERENCES:**

1. Oregon Revised Statutes: including ORS Chapter 96;
2. City of Lake Oswego building and construction ordinances and codes, including LOC 50.06.004(2);
3. BWHOA Covenants, Conditions and Restrictions (CC&Rs), including Article III, Sections 3, 4, 5, 6, and 9; and
4. BWHOA Resolution 07-A (Schedule of Fines for non-Compliance with CC&Rs).

Unless otherwise noted, citations below shall refer to the Article and Section (e.g. "Article III, §4) of the CC&Rs.

C. **DEFINITIONS:**

1. *Fence* - any structure designed to enclose any portion of a member's property. For the purpose of this Policy the term fence shall refer to all types of enclosures including full and partial enclosures.
2. *Enclosure* - any structure not otherwise considered a fence that encloses any portion of a member's property such as retaining walls, plant barriers, rock walls, berms, etc.
3. *Construction* - the building of any new or replacement fence or enclosure or any part thereof.
4. *Removal* - the tearing down of all or any portion of a previously built fence or enclosure.
5. *Repair* - the replacement in kind due to minor damage to fence boards, posts, top rails or other part of a fence or enclosure.
6. *Change/Modification/Alteration* - for purposes of this Policy change, modification and alteration shall have the same meaning and is defined as greater than a 10% replacement of fence materials, or any change to fence design, color or location.
7. *Gate* - An opening in a wall or fence or the door that closes a gate. A gate, for purposes of this policy, is part of a fence.

D. **APPROVALS:** No fence or enclosure shall be commenced, erected upon any lot, nor shall any change or alteration thereto or exterior painting thereon be made unless approved in writing by the Board or by the architectural committee composed of three or more members appointed by the Board. (Article III, §4). A member requests approval by submitting an Exterior Change Request/Fence form ("Fence form"; see **Appendix A**) to a member of the architectural committee. In the event the architectural committee fails to approve or disapprove the Fence form within thirty days after submittal, approval will not be required and Article III of the CC&Rs shall be deemed complied with. (Article III, §4). Once a Fence form is approved no changes may be made to the approved proposal without submitting a new Fence form and obtaining approval for the change. Failure to obtain written approval in accordance with this Policy and failure to follow approved plans and specifications can result in fines under BWHOA Resolution 07-A.

E. **COMPLIANCE WITH OTHER LAWS:** It is the responsibility of the member to obtain any required building/construction permits and to comply with all applicable codes and ordinances. (Article III, §5). This Policy does not preempt the BWHOA CC&Rs or any local, county, or state codes.

F. **DESIGN:** Any proposed fence, or change/modification/alteration thereto, shall be in harmony of external design and location in relation to surrounding structures and topography. (Article III, §4). Examples of harmonious design include side yard and rear fences 6' tall and less, of "good neighbor" design (both sides of the fence having the same appearance) and fences constructed with the good side facing out and away from the member's home and the unfinished or structural side facing member's home and consistent with City of Lake Oswego building and construction ordinances and codes. All gates must be shown on plan drawing submitted with Fence form. Gates shall include a working latch and, where feasible, shall swing inward onto member's lot. Members planning to install a fence between the front of their house and their curb are encouraged to consult about their design with the architectural committee chair prior to expending significant effort. Examples of approved designs are provided in **Appendix B**.

G. **MATERIALS:** Unless noted and approved on the Fence form, fences must be constructed and/or repaired with all new materials. (Article III, §5). Used materials may be approved if they are consistent with the standards generally maintained by the neighboring properties and throughout the Bryant Woods neighborhood. (Article III, §9). Staining/sealing of fences is permitted, however, the actual colors and products must be approved in the Fence form. (Article III, §4). Wood is the preferred fence material. Members considering a material other than wood are encouraged to consult with the architectural committee chair prior to expending significant effort.

H. LOCATION:

1. BWHA Member to Member Fences: The BWHA does not approve location of member to member fences. Members are encouraged to familiarize themselves with state laws pertaining to boundary fence location and to discuss their intentions with abutting members.

2. BWHA Member to Common Area Fences: The approved Fence form demonstrates the intent of the BWHA and member to locate the new (or replacement) fence on or within the member's platted property boundary line(s) unless otherwise noted in the form, and further demonstrates that there is no intent to claim any land owned by the other. The member constructing the fence has the responsibility to determine the platted property boundary line(s) and is solely responsible for the costs to make this determination. This determination shall be done with a property boundary line survey or the physical location and confirmation of original or previous survey monument markers.

3. BWHA External Neighbor to Common Area Fences: Unless otherwise stated in the approved Fence form, it is the intent of the BWHA to locate fences between external neighbors (e.g. non-members abutting BWHA land) and the Common Area on the platted property boundary line. Should a fence be constructed by an external neighbor, the BWHA shall determine to its satisfaction that the fence is located on the platted property boundary line or on the external neighbor's property. The property line may be determined by a boundary line survey or the location and confirmation of previous survey monument markers. Fences constructed by the BWHA shall be located using these same procedures. If the BWHA determines that the fence encroaches onto BWHA common property, the Board shall take appropriate action to protect the interests of the BWHA.

4. Location Variance: Variances to the above location requirements may be granted by the Board or architectural committee to adjust for surrounding structures and topography as mutually agreed to by the affected parties. Such variances shall be in writing and noted on the approved Fence form. (Article III, §4).

5. Location Record: The method used to determine the location of the fence shall be documented in writing and noted on the Fence form.

I. REMOVAL: The removal of a fence between BWHA members shall not require the approval of the BWHA; however, members are encouraged to consult with their affected neighbors prior to any removal. The removal of any fence between a BWHA member and the Common Area requires the approval of the BWHA. If removal of a fence or enclosure creates a nuisance to the neighborhood or the immediate neighbors, or detracts from the value of the neighborhood as a high-class residential district, member may be in violation of Article III, Sections 3 and 9 of the CC&Rs.

J. CONSTRUCTION TIME AND DEBRIS: Approval granted under this Policy shall expire if the work is not completed in one year. Construction shall be prosecuted with reasonable diligence continuously from the time of commencement until fully completed. (Article III, §5). Every attempt should be made to complete the work within 60 days of the start date subject to extension of time for good cause. The member building the fence is responsible for the disposal of all construction debris. Debris shall not be dumped in the Common Area or placed in the trash at the annual BWHA trash pick up.

K. MAINTENANCE. It is the member's responsibility to maintain his/her fence in a state of good order and repair. (Article III, §9).

L. INSPECTIONS: The BWHA may perform progress inspections of fence construction projects to ensure the fences are being constructed according to the approved Fence form. Permission will be obtained if access to member's property is required.

M. RESPONSIBILITY: The architectural committee chairperson has the responsibility to administer, enforce, update and maintain this Policy, and to archive all approved Fence forms in the permanent records of the BWHA.

N. EXCEPTIONS: The BWHA Board of Directors may at its discretion make exceptions to any provision of this Policy to the extent that a fence encloses the BWHA pools (even though there may be a common property line with a member). Exceptions may also be made for fences enclosing Common Area property not bordering a member's property or for fences between the Common Area and non-BWHA residences (e.g. between Friendship Park and Bryant Elementary School).

O. RIGHT TO APPEAL: Members may submit a written request for a hearing before the Board to appeal a disapproval from the architectural committee. The Board will hear a member's appeal (either in person or in writing) within 30 days and shall render its decision within 10 days thereafter.

APPENDICES:
Appendix A - Exterior Change Request/Fence Form
Appendix B - Approved Fence Designs
Appendix C - Change Page

Submitted to BWHA members for comment on February 21, 2015.

Approved by the BWHA Board of Directors on March 9, 2015.

Exterior Change Request/Fence (submit in duplicate)

Refer to the BWHOA Fence Policy for procedures to be followed to construct, modify or remove a fence or other enclosure.

NAME: _____ DATE: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

1. DESCRIPTION OF PROJECT (design, materials, colors, construction details):

(continue on page 2)

2. Attach a detailed drawing/sketch and/or pictures of the design to include dimensions and a plat plan of your lot showing location of the fence and gates on your property.

3. Project Start Date _____ Project End Date _____
Project to be completed within 60 days after work commences unless extended for good cause.

4. Have you discussed the plan with your neighbors? _____ Have you established your property boundaries and fence location? _____ Describe the location method used on page 2 of this form.

5. Please allow up to 30 days for review and approval.

6. Architectural Committee contact: Linda Fuchs, 503-515-5955; email noblends@gmail.com

Codes and Ordinances: Member shall obtain all required building/construction permits and comply with all applicable local, county, and state codes pertaining to the construction and location of the requested fence.

BWHOA Member-to-Member Fences: It is the responsibility of the member to ensure that the fence to be constructed is located on the member’s property or on a location agreed upon by all adjacent members. The BWHOA does not approve the location of fences between members.

BWHOA Member-to-Common Area Fences: This approved Request demonstrates the intent of the BWHOA and member to locate the new (or replacement) fence on or within the member’s platted property boundary line(s) unless otherwise noted on this Request, and further demonstrates that there is no intent to claim any land owned by the other. Member has the responsibility to determine the platted property boundary line(s) and is solely responsible for the costs to make this determination. This determination shall be done with a property boundary line survey or the physical location and confirmation of original or previous survey monument markers.

Member agrees that by installing the fence(s) under this approval that the BWHOA (1) makes no representations regarding the adequacy of any submitted plans or whether such plans comply with any or all governing authority requirements and (2) assumes no liability resulting from the approval or disapproval of any plans submitted.

_____ Initial here if there are any additional conditions or agreements not included above and describe in detail on page 2 of this form.

Member _____ (Signature) Date _____

Approved by _____ (Signature) Date _____

Exterior Change Request/Fence Form (Additional conditions and agreements)

Describe in detail below any conditions or agreements not fully explained on front side of this form.

Member _____ Date _____
Signature

Approved by _____ Date _____
Signature