



May 2015

Calendar of Events

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- ❖ May 23 — Pool Opens, 10:00 am; Pool Key exchange, 10:00am-12:00pm
- ❖ May 24 — Pool Key Exchange at the pool, 1-3pm
- ❖ June 8— Board Meeting, 7-9pm, 18351 Wood Thrush Way
- ❖ June 11— Lifeguard coverage begins (2-10 pm)
- ❖ June 12 — Free Dumpsters from City (by Pool and by Centerwood path)
- ❖ June 13— Neighborhood Garage Sale
- ❖ June 15— Neighborhood Trash Pick-up by Republic
- ❖ June 20— Bi-annual Board walkthrough of the neighborhood
- ❖ July 4 — BWHOA Parade and Picnic at the Pool
- ❖ July 6-17, Mon-Fri, 12-2 pm--Swim lessons, 1st session
- ❖ Aug 10-21, Mon-Fri, 5-7 pm--Swim lessons, 2nd session

President's Message, by Don Page

Memorial Day weekend is rapidly approaching and in Bryant Woods this means the pool will be opening for the summer. As we have fun with family and friends at the pool let us not forget the real meaning of Memorial Day. Even though the specific origin of Memorial Day is unknown, it has long been a tradition to



honor those who have gone before us by cleaning cemeteries and placing flowers on the graves of loved ones and those who have fought for our country. With thousands having died in the Civil War and with the creation of National Cemeteries to bury our war dead, patriotic practices to honor our fallen military personnel became much more widespread. Following World War I a Memorial Day was commonly accepted as a day to honor all those who died fighting in all American wars. In 1971, Memorial Day became a national holiday to be observed on the last Monday in May. So this Memorial Day weekend as we enjoy the pool let us display our flag in tribute to all those who have made the ultimate sacrifice to defend our country and take some time to remember the men and women who have given their lives to protect and preserve the many freedoms we enjoy.

Social Events, by Gina Lochtie

Next month is a great time to make room for your car in your garage:

Free Dumpster Days. June 12-June 15. We will have 2 dumpsters from the City for clean landfill materials. They will be in the same locations as last year, on Centerwood and on Indian Creek Drive by the pool.

Garage Sale. Mark your calendars and clean out your closets!! Our annual garage sale will be Saturday, June 13th, starting at 9:00 am. BWHOA will announce on Craigslist and in The Oregonian.

BWHOA Trash Pick Up. 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 by 8:00 am.

Please help the BWHOA save \$\$ by using the free City-provided dumpsters first and by watching for people coming in from outside the neighborhood to drop off their discards—your dues pay by the pound for the June 15 pick-up.

PLEASE DO NOT INCLUDE the following items in either 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, 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. Metro will host a free household hazardous waste drop-off on Saturday, June 13, at Tigard High School, 9000 SW Durham Rd, from 9 am to 2 pm.

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

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

Our Grand Marshal Is NORM PARKER!!!, by Gina Lochtie

Congratulations Norm!! All of your thoughtfulness, helping hands, and dedication to making our neighborhood a great place to live has not gone unnoticed. Many neighbors called and expressed to me how you have helped them, or they have seen you in the neighborhood quietly getting jobs done. We will be recognizing Norm and his wife Loyce at our 4th of July Celebration, and sharing more about Norm in our next Woodsman.

Pool Key Exchange, by Holly Gosewehr

When you pick up your pool key during one of the times posted above, ***make sure to bring your old key to exchange for the new one.*** Pool forms and Pool Rules will be available at the exchange but you can save time by downloading them from bwhoa.org and coming to the exchange with the form already filled out. Please be aware that persons with delinquent dues and persons who received CC&R violations and have not cured them *will not receive keys*. This is in accordance with our CC&R's. If your dues are not current you may bring a check made out to BWHOA to the key exchange. The check must be for the full amount including interest. Also bring your April 30 statement. Contact Kathy Taylor, treasurer@bwhoa.org, about past due charges. Contact Linda Fuchs with any questions you have about your CC&R violation. If you know of an issue, it would be easiest for you to deal with it in advance of the exchange. Thank you.

Pool News, by Holly Gosewehr

Things are getting exciting at the Pool! Opening day is just around the corner and we're finishing up our preparations in readiness for opening on Saturday, May 23rd at 10 am.

- Lifeguards and Maintenance staff are still being hired; see *Help Wanted* ads on the last page.
- WetKat pool service, which was successful last year in keeping our pool chemically balanced, will be on board again this year.
- We will be adding a Lifeguard shed behind the large pool for storing lifeguard and maintenance supplies. The shed will house daily use items for both lifeguards and maintenance that currently are stored in the pool building. The pool building is full of pumps, heaters, pipes, chemicals, etc. and it is difficult to move around in there safely without banging into the equipment. This shed is scheduled to be completed by the end of May.
- The limit on guests you can bring without giving 2-day notice and paying a \$40 fee has been reduced, from 10 to 6, to ensure adequate lifeguard staffing.
- Because no one has volunteered to be Grill Master, the barbecue will not be available (except for Association functions, e.g. July 4). Volunteers, anyone?
- Lifeguards won't start until June 11th. Please be aware of this for safety reasons.
- SWIM LESSONS. Sessions will be July 6-17, 12-2 pm, and August 10-21, 5-7pm. Contact Holly (puananig@comcast.net) for more information.
- SWIM DIAPERS – Reminder that all children (guests as well) under 4 years of age or not potty trained must wear a swim diaper and a waterproof covering. We had a couple of issues last year and while things do happen, I can't stress to you enough the importance of following this policy. Anytime there is an accident, we will close the pool affected. It takes TIME for the chlorine to be able to counteract what happened. At least 30 minutes for stool or vomit. For diarrhea, which is very serious, it will be 12+ hours depending on how quickly we can get the chemicals up to speed. Please know this is for your own protection! **DO NOT BRING A CHILD TO THE POOL WHO HAS HAD DIARRHEA WITHIN THE LAST 4 DAYS**, as he or she may still be contagious.
- Let's hope for a sunny Memorial Day Weekend!

Communications Report, by Ken Kaufmann

Some items you will find on the BWHOA websites (bryantwoodsha.org; bwhoa.org) are:

- Updated pool rules (both sites)
- Info regarding recycling, hazardous, and bulk waste disposal (bwhoa.org)
- Photos from the annual Egg Hunt (both sites)
- Calendar of events (bwhoa.org)
- Old editions of the *Woodsmen* (both sites)
- Architectural Approval forms (bwhoa.org)

ANNUAL WALKTHROUGH. It's time for the bi-annual neighborhood walk-through. Board members will be passing by your homes to admire your yards on June 20. Thank you in advance for minimizing the number of clean-up requests we will write this year!

NEED YOUR HELP, PLEASE. At this year's 4th of July picnic the Board will honor volunteers and veterans. If you know someone who should be recognized, please let me know (ken@kkaufmann.com).

HONORABLE MENTION. Thank you to Sue Conn of Indian Creek Drive for donating 3 red twig dogwoods, which have been planted in the central Common Area near the open grass area.

IN MEMORIAM. Long-time Bryant Woods resident Fran Yackel passed away on May 15, 2015. She is survived by her husband of almost 71 years, Karl Yackel. A memorial service for Fran will be held Thursday, May 21, 2:00 pm, at the Lake Grove Presbyterian Church, located at 4040 Sunset Drive.

Treasurer's Report, by Kathy Taylor

Business Processes: See minutes for changes to Banking, Credit Cards, Payroll Processing, and Timekeeping.

Balance Sheet	Apr 30, '15	Apr 30, '14
ASSETS		
Checking & Savings	47,676	100,600
Reserve & Renewal Ca	50,009	1,920
Total Cash	97,685	102,520
Dues Receivable	37,129	36,717
Allow. for Doubtful	-2,000	-
Prepaid Insurance	639	-
TOTAL ASSETS	133,453	139,237
LIABILITIES & FUND BALANCE		
Liabilities		
Accounts Payable	3,031	1,951
Payroll Liabilities	-	-
Total Liabilities	3,031	1,951
Fund Balance		
Available Fund Balance	27,477	66,539
Designated for Reserv	50,009	1,920
Net Income	52,936	68,827
Total Fund Balance	130,421	137,286
TOTAL LIAB. & FUND BALANCE	133,453	139,237

Profit & Loss	Jan - Apr '15	Jan - Apr '14	Annual Budget	Variance
INCOME				
Homeowners				
Assessments	97,920	95,360	98,112	-192
Allow for Bad Debt	-	-	-3,000	3,000
Interest Collected	269	265	800	-531
Lessons/Parties/Keys	-	40	1,800	-1,800
Total Income	98,189	95,665	97,712	477
EXPENSE				
Administration				
Administration	-5,934	-5,077	-14,300	8,366
Trash Pick up	-1,490	-1,987	-7,500	6,010
Communication	-407	-542	-2,500	2,093
Common Area	-5,574	-6,785	-21,100	15,526
Pool Operations	-4,210	-2,424	-40,000	35,790
Social	-74	-622	-	-
Total Expense	-17,689	-17,437	-89,400	71,711
NET ORDINARY INCOME	80,500	78,227	8,312	72,188
CAPITAL EXPENDITURE				
Common Area				
W Bndry Survey	-3,900	-	-1,700	-2,200
Path Sealing	-8,700	-	-8,700	-
Pool				
Fence	-2,743	-	-3,000	257
Redo Bathroom	-2,722	-	-3,000	278
Replaster Pool	-9,500	-	-12,000	2,500
TRANSFER to/from R&RR	-	-	21,000	-21,000
NET INCOME	52,935	68,827	912	52,023

May Board Meeting Notes, by Rebekah Smith

Finance: Kathy Taylor found ways to save approximately \$2000 per year by streamlining our accounting and banking services, including our utility payments, payroll process, time sheets, and remote deposit. Payroll will be processed by ZenPayroll and timekeeping will be completed with TSheets. Kathy developed a credit card policy and cardholder agreement to make payment and reimbursement of HOA expenses much quicker and more efficient. To implement Kathy's recommendations, the Board voted to move the BWHOA accounts to US Bank.

Pool: Our pools will open on Saturday, May 23! The solar heater will be used to provide the initial pool warm-up; new bathroom tile is installed; furniture is being cleaned; and Holly ordered a new "Pool Rules" sign to replace one that went missing. There are still a few openings for pool maintenance and lifeguarding. Also, the Board voted to reduce the number of guests allowed without a reservation, from 10 to 6. This new pool policy allows lifeguards time to plan for additional guests and thereby have a safer pool experience for everyone (please see Holly's Pool News, above, for details!).

Social: Details for the annual Dumpster Days, Bryant Woods Garage Sale, and Trash Pickup are provided in Gina's Social Events.

Architectural: The following architectural changes have been approved by the Board:

4861 Sage Hen Way-- paint house existing color (Kelly Moore *Malibu Beige*) and paint the trim *Castledale*.

18771 Indian Creek Way—paint new garage door grey (Sherman Williams "Cyberspace") to match house.

Common Area Maintenance: Pathway repairs and seal coating are completed. Eleven dead or hazardous trees will be removed along the path in the main Common Area after bids are finalized and permits obtained. Bids have been solicited and 5 cut permits have been obtained. Don is seeking bids to replace the French drain at the pool. The existing drain, which prevents ponding of water near the western pool boundary fence, no longer functions. Shrub beds at the pool will receive new mulch on May 20. The West Side Common Boundary has been surveyed and monuments will be placed to demarcate the boundary between Bryant Woods HOA and our neighbors. A drawing of the boundary will be prepared within the month and registered with the county. The Board will consider at the next meeting a member's request to remove the large stump remaining from the oak tree that blew down March 14 along the central pathway.

Other Board Business: The Board voted unanimously to change its insurance policy to increase the scope and coverage limits of the Association's insurance. The additional premium for this fiscal year will be paid from savings in other areas. The Board met in executive session for approximately 20 minutes to discuss a possible agreement with a non-member neighbor regarding a dispute, including discussion of legal advice from the Association's attorney.

BWHOA 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

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.

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

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

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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.florainteriordesign.com NCIDQ Certificate #13462

HELP WANTED

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
