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June 2015

Calendar of Events

- ❖ July 1 – 3rd Quarter assessment payment due
- ❖ July 4 —BWHOA Parade and Picnic at the Pool (see times, below)
- ❖ July 13 – Board Meeting at the BWHOA pool, 7:00 pm
- ❖ July 6-17, Mon-Fri, 12-2 pm--Swim lessons, 1st session
- ❖ Aug 10-21, Mon-Fri, 5-7 pm--Swim lessons, 2nd session

Social Events, by Gina Lochtie

Join Us For Our Annual 4th of July Parade and Barbecue !!!

Every year our neighborhood enjoys a parade and barbecue on the 4th of July. It is one of our biggest social events of the year. Here is the schedule of festivities for the day:

- 9:00 am Volunteer and meet at the pool to decorate!
- 11:45 am Parade assembles at Indian Creek Way
- 12:00 pm Parade begins, followed by BBQ at pool
- 12:45 pm Honor our Grand Marshal Norm Parker
- 1:45 pm Games begin in Friendship Park

Decorate your bikes, scooters and wagons!! Wear your red, white and blue and join the neighborhood tradition of marching in the parade or cheer from the sidewalks. Balloons will be provided at the start of the parade route. Bing DeBuhr (we hope) will lead us, followed by our Grand Marshal Norm accompanied by his wife Loyce and Eileen Burt. The Lake Oswego Fire Department will bring up the rear. Menu includes (delish) Hebrew National Hot Dogs, chips, potato salad, fruit and vegetable platters and cookies/cake for dessert. Water and soft drinks will be provided. Bring your own lawn chairs. Not to be missed: Soaked sponge toss, sack races, and more, at the family games. Plan your strategies now. Please come to this fun neighborhood tradition! It's a great way to meet your neighbors. Please remember this is a neighborhood event, and while your guests are welcome, please be sensitive to the number you bring in your party.

4th of July and Bing DeBuhr

Did you know that this would mark Bing DeBuhr's 20th year leading our parade? (At this time the engine is not in the red Jeep so we have our fingers crossed it will be ready!) Bing and his wife Linda have lived here since 1977. That is 38 years! Bing told me the pool was built in 1980. The first pool parties were on Memorial Day. However, after enduring many parties with blue tarps hanging in the trees to keep the rain off the guests and food it was moved to the 4th of July. Thank you for the fun memories, Bing. We hope to celebrate year 20 this July, with you leading us!

Grand Marshall Norm Parker, by Gina Lochtie

It is Saturday morning and I have just spent time visiting with our Grand Marshall, Norm Parker. I have known Norm for many years. Norm is an interesting man and I would like to share that with you.

Norm started his journey in British Columbia on a ranch where his father homesteaded in 1912. It has been in Norm's family for 103 years! When Norm was 9 his father died. His mother could not keep up the land with her two children and moved them to Medford in 1944. Norm has dual citizenship, being both a Canadian and a US citizen. Norm attended high school in Medford and Klamath Falls, and later attended Oregon State University where he graduated with an Agricultural degree. While attending college he was enrolled in the ROTC. Norm was committed to spending 2 years military service after graduation and was sent to Korea. There was no war at the time—just the “truce” which is still in effect today.

After returning from Korea, Norm took a job at an agricultural chemical company and worked there for five years. He then began working for Evergreen Helicopters doing sales and management for three years. Norm's next endeavor was starting his own company. With two other partners he began Western Helicopters Service, Inc. They had the largest forest applications west of the Mississippi and for 36 years they sold their services to the forestry and timber industries. He sold his company and “retired” in 2002.

When Norm and his wife Loyce Martinazzi moved into Bryant Woods in 1997 they had just married. “We were called the newlyweds and still are by some,” says Norm. These newlyweds have been married for 17 years. Norm and Loyce were previously married and each have their own children. Norm has a daughter who is a teacher and a son who is married. Norm has one granddaughter, Cora who is 12. Loyce has four children and 17 grandchildren! While I am visiting with Norm, Loyce pops in to say hello. She has spent the morning gardening at Luscher farms. Norm tells me Loyce is an outstanding gardener and loves to be busy. He also jokes about her keeping her last name.

Norm served on our board for three consecutive terms and served for nine years as our maintenance chair. I asked Norm how he became so involved in our neighborhood. He tells me it was his neighbor Daryl Burt who got him involved. And I remember these cohorts in crime always having a maintenance project to do. After about a year living across from Daryl and Eileen Burt, Daryl approached Norm about joining the board. Norm laughs telling me this story. He told Daryl he would think about it, and Daryl told him you have about 60 minutes to decide.

Norm slowed down in 2007 as he prepared for open-heart surgery. After his recovery he continued his vendetta against Poison Oak, Blackberries and English Ivy. Norm and Loyce love working outside. Norm, who is 81, is very involved these days at the Grange in Tualatin and the Tualatin Historical Society.

Norm tells me that his good friend Daryl Burt who passed away 2 years ago was his inspiration. “Daryl loved to help people, and I got into his mindset of helping people.”

While Daryl was Norm's inspiration, Norm is ours. Countless neighbors have nominated Norm Parker to be honored this year. His dedication, friendship and willingness to help others has touched so many. Congratulations Norm you are an inspiration.

PS. Daryl's widow, Eileen Burt, will ride in the parade with Norm and Loyce. Daryl passed away two years ago. We will forever miss him!

Pool News, by Holly Gosewehr

The Pool has been open for a few weeks and we've been feeling our way through procedures. I think we're almost there as far as knowing the ins and outs of the basics of the pool. WetKat's been out to train the maintenance staff and we've had our lifeguard training as well. The lifeguard shed is up and soon will greatly alleviate congestion in the pool house shed. Thanks for being patient while we fine-tune things! A few important items to remember:

Pool Rules. The following are the highlights of repeated concerns: 1) Balls are not allowed in the pool with the exception of SMALL NERF BALLS. 2) Please respect the closing time of ten o'clock. 3) Guest rules for young adults vary depending on whether a guard is present or not. 4) Throw away food and food wrappers. Please review the pool rules, which are posted inside the pool fence and at bwhoa.org.

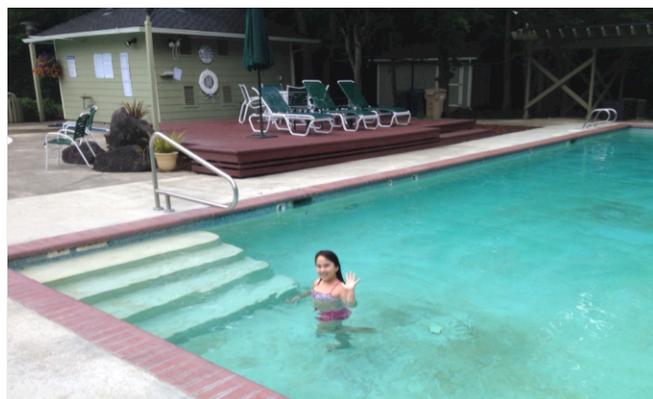
Swim Bracelets. We are now testing 10-13 year olds for swim bracelets. This is done when lifeguards take the 15-minute adult swim time-out. Forms are available from the lifeguards.

Swim Lessons. Swim lessons are coming up in July and August. Forms can be found on bwhoa.org with details. Please turn in registration forms and checks to a lifeguard.

Lost and Found. Items left at the pool will be donated to Goodwill at the end of each month. The donation bin is almost full already. At the rate we're going, you'll be very generous this summer. Please plan on removing anything you want by June 29th.

Reservations and questions. If you want to sign up for a party or have any questions about the pool, please feel free to email me, Holly Gosewehr, puananig@comcast.net. We've already had three parties and have another three coming up. I'll be sure to post times and dates on the pool house and also online on the calendar.

Lastly, it's time to thank my wonderful Pool Committee! They were invaluable this spring in helping make sure the pool was up and running. Everything from interviewing and choosing who we should hire, to expert



Anna Onishi is first in the pool at 10:01am on opening day

advice on lifeguard, maintenance procedures and policies from the past - what worked and what didn't. Of course, painting, repairing, purchasing, distributing keys, cleaning furniture, and the 101 other details needed to get things going. If you see Tava Crim, Linda Fuchs, Kathy Jaco, or Martine Kaufmann, please thank them sincerely for all their time and help this spring at the pool. They are wonderful!!! See you at the pool! Holly

Treasurer's Report, by Kathy Taylor

Business Processes: US Bank is officially our bank now. Once all outstanding transactions are cleared, the Columbia Bank accounts will be transferred. We now have a check scanner, and Board member credit cards. We appreciate the service and support we received from Columbia over the years.

Our first bi-weekly pool payroll was processed by Zen Payroll, an on-line service provider. It worked perfectly, and in the future will be much less time consuming than our previous process. As a bonus,

paychecks are directly deposited into employee's account on payday. These and other changes to streamline our accounting and banking services will save approximately \$2,000 per year.

Pool Keys and Past Due Assessments: Thank you all for efforts to make the pool exchange work to get keys in the hands of homeowners. If anyone has suggestions to improve the process next year, let me know.

Profit and Loss YTC - May 31, 2015	Actual	Budget	Balance Sheet	May 31, 15	May 31, 14
Ordinary Income/Expense			ASSETS		
Income			Current Assets		
401 Assessments	97,920	98,112	Cash in Bank		
Bad Debt Allowance		(3,000)	101 Operating US Bank	19,240	-
450 Swim Lesson/Parties/keys	16	1,800	111 Operating Columbia	3,117	23,374
480 Interest	484	800	112 Savings Columbia	21,014	36,006
Total Income	98,420	97,712	121 Money Market US Bank	2,500	-
Expense			122 Reserve & Renew Columbia	50,010	40,000
510 Pool Operations	(8,169)	(40,000)	160 Undeposited Funds	-	2,299
610 Common Area Facilities	(6,344)	(21,100)	Total Checking/Savings	95,880	101,680
710 Social	(81)	(4,000)	Accounts Receivable		
750 Communication	(571)	(2,500)	150 Accounts Receivable	29,885	31,858
770 Trash	(1,987)	(7,500)	151 Allowance Doubtful Accts	(2,000)	-
810 Administration	(6,356)	(14,300)	Total Accounts Receivable	27,885	31,858
Total Expense	(23,509)	(89,400)	190 Prepaid Insurance	639	-
Net Ordinary Income	74,911	8,312	TOTAL ASSETS	124,405	133,538
Capital			LIABILITIES & EQUITY		
950 Pool - Capital			Liabilities		
Fence	(2,743)	(3,000)	Current Liabilities		
Pool Shed	(1,293)	-	200 Accounts Payable	3,000	3,747
Re-plaster small pool	(9,500)	(12,000)	Equity		
Redo Pool house bathroom	(4,857)	(3,000)	380 Unrestricted Equity	77,486	68,459
Total 950 Pool - Capital	(18,392)	(18,000)	Net Income	43,919	61,332
960 Common Area - Capital			Total Equity	121,405	129,791
Path top coat slurry	(8,700)	(8,700)	TOTAL LIABILITIES & EQUITY	124,405	133,538
Survey West Common Area	(3,900)	(1,700)			
Total 960 Common Area - Capital	(12,600)	(10,400)			
Total Capital	(30,992)	(28,400)			
Transfer from R&R Reserve	-	21,000			
Net Income	43,919	912			

June Board Meeting Notes, by Rebekah Smith

Finance: see Treasurer's Report, above.

Social: The annual Garage Sale will occur on Saturday, June 13, and the annual Big Trash Pickup will be on Monday, June 15. Dumpsters will be available from June 12 to 15 to dispose of any unwanted items not allowed in trash pickup. Norm Parker won the vote for Grand Marshal for the Fourth of July Parade. The Social Committee chose Norm from all the submissions neighbors sent in. They emphasized his consistent hard work and dedication to the betterment of our neighborhood. Congratulations, Norm! Also, this Fourth of July is Bing DeBuhr's 20th anniversary heading the parade with his Jeep. Thank you Bing for your support of this wonderful neighborhood tradition!

Communications: All of the Board records that were stored in the BWHOA safe deposit box (chiefly deeds regarding the Common Area and original copies of the Declarations) have been scanned and uploaded to the BWHOA records archive. The original documents will reside with the Board Secretary.

Pool: Our pool opened on Saturday, May 23! Our crew of maintenance workers and lifeguards completed training in pool maintenance and safety on June 13 and 14. Maintenance workers this year are Alexa Aldridge, Rose Miller, and Keelan Wiley. Our lifeguards are Alexa Aldridge (who's doing double duty), Gen Dupre, Evan Goffena, Bailey Morris, and Nathan Redinbo. Thanks to our young people for stepping up! The new Life Guard shed is installed at the pool to house all lifeguard and maintenance equipment. Holly Gosewehr is seeing to the repairs of the shed water heater, the solar heater, and the liquid chlorine feeder.

Architectural: The Architectural Committee approved the following changes:

18275 Indian Creek Dr.-- construct a 4' x 8' storage shed at the pool under the west end of the solar pergola with paint and roof to match the pool house.

18140 Indian Creek Drive -- paint the house in Miller *Orestes*, trim in *Jewett*, and front door in *Parlor Rose*; and replace the garage door with paint to match the house in Miller *Orestes*.

18770 Indian Creek Way -- paint the house in Miller *H0113A*, trim in *H0051N*, and remove the hot tub and replace deck boards.

18391 Wood Thrush St.-- paint the house in Behr *Weathered Sand 25* and trim in *French Silver PRV18-5*.

18281 Woodthrush Circle-- replace second floor windows on the front of the house with the identical shape and color, Milgard *Tuscany* double hung.

18373 Wood Thrush Way-- replace both north and south side fences, each with a gate, with picture frame style, 6 foot cedar fencing.

Common Area Maintenance: The West Side Common Boundary survey is complete, eleven new permanent monument markers are in place, and a drawing of the boundary is registered with Clackamas County. The Board will follow up with owners of four fences the survey shows extending into the Common Area. Tree removal is being scheduled along the main path; volunteers will be needed to spread mulch from stump grinding along the pathways. A bid was obtained to replace the French drain on the western boundary of the small pool. Four trees and three shrubs have been replaced after unauthorized cutting in the East Side Common Area. The Board voted unanimously to fine the member who cut the trees and shrubs in accordance with Resolution 07-A.

New Board Member - Gary Heligman, By Don Page

I would like to introduce your new director, Gary Heligman. Gary was elected unanimously at the June 8th board meeting to fill one of the two director openings. Gary was also appointed Common Area Maintenance Chair. Gary and his wife, Peggy, moved to Oregon about 3 years ago from Southern California and have lived in Bryant Woods for the past year. Gary is a retired real estate broker and is familiar with Homeowners' Associations, having dealt repeatedly with the buying and selling of homes in HOAs. The board looks forward to having a new member of the Association on the board to bring a fresh perspective to the challenges we face to maintain and improve our neighborhood. You will most likely run into Gary as he frequently walks his two little white dogs along the Common Area pathways. As Gary says, by walking his dogs he has met several neighbors and probably knows more dogs names than HOA members. So look for Gary, stop and say hello, and get acquainted. Gary, welcome aboard. We all look forward to working with you.

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

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

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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.

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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.

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