



## IN THIS ISSUE...

- 4th of July Wrap-up
- We Want You for Board and Volunteer Service
- Pool News
- Say Thanks to Our Pool Crew
- Neighborhood Walkthrough—Looking Good
- Treasurer's Report
- July Board Meeting Notes
- Director Contacts
- Classifieds

July 2015

## Calendar of Events

- ❖ August 10, 7:00 pm — BWHOA Board Meeting, 18571 Waxwing Way
- ❖ Aug 10-21, Mon-Fri, 5-7 pm — Swim lessons, 2nd session
- ❖ Aug 22 — Follow-up neighborhood walkthrough

## 4th of July Wrap-up by Gina Lochtie



In keeping with our neighborhood tradition the Fourth of July parade and barbeque was great fun for all. Thank you to Bing DeBuhr and the little red jeep that led the festivities. Next in the parade was a convertible driven by Gordon Crim carrying our Grand Marshal, Norm Parker, accompanied by Joyce Martinazzi and Eileen Burt. Sally Page broadcasted John Phillip Souza marches from her golf cart. We honored our Grand Marshal, recognized some of our veterans (Andy Hoyt, Linda Fuchs, Norm Parker, Jeff Kehoe, and Don Page), enjoyed lunch, and played games. The kids did a great job of decorating. We would like to thank the Lake Oswego Fire Department for joining us once again! We must also appreciate Dave Bauer for enduring 90-degree temperatures as he barbequed delicious hot dogs. I am attempting to thank everyone who helped and if I miss someone I apologize. This is my favorite neighborhood event!



Thanks to all who joined us and to the following persons for their involvement: Scarlett, Leo and Julius Braunschweig, Ellie Brewer, Kristie Conner, Gordan and Tava Crim, Catherine Crim, Martine Kaufmann, Sienna Lochtie, Grace and Rose Miller, Juliette and John Onishi, Rebekah and Anna Smith, our lifeguards and maintenance staff, and Board members.

# **We Want You for Board and Volunteer Service**

By Gina Lochtie and Kathy Taylor

We want you to know what Board service involves because we'd like you to consider volunteering to join us!

Board topics and responsibilities are not that different from what homeowners deal with themselves. Primarily, our focus is on maintaining and repairing our common areas and the pool so we can be proud of where we live. Community events are planned and produced for our enjoyment. The Board enforces the CC&R's to maintain our property values and foster a neighborly place to live. It also monitors financial results to ensure our resources are managed responsibly.

The Board meets monthly for about 2 hours. Minutes are read, motions are made and the business of the HOA is conducted. Occasionally, a policy or procedure is debated or a legal matter is discussed. Time requirements, in addition to Board meetings, depend on your assignments. For some, it is the equivalent of a seasonal or part time job, but for others it's a few hours per week or month.

The Board has four officers and five committee chairs. The President sets the agenda, leads the meeting and is often the first point of contact with people having business with BWHOA. The Vice President assists the President and takes on special projects. The Secretary takes minutes and keeps the BWHOA records. The Treasurer manages budget, accounting and related business processes. Board members are assigned to chair committees for Pool, Common Area, Architectural, Communications, and Social. At-Large Board members have fewer assignments but are essential for events and special projects. Volunteers are also invited to serve on committees.

Trust and respect, comradery, civility and friendship make for rewarding service and that should be the focus for anyone who wants to help. It would be fantastic to recruit more homeowners into our group because diverse teams make smarter decisions and sharing the workload makes tasks easier, quicker and more fun.

We have both been on the Board less than a year and think you will enjoy volunteering or joining the Board. We'd be glad to hear from new participants with fresh perspectives and new ideas! Please consider joining and sharing your ideas to keep BWHOA a great place to live. Send questions or comments to Treasurer@BWHOA.org or Social@BWHOA.org.

## **Pool News by Holly Gosewehr**

It's been a crazy summer so far. The weather has been extremely hot and it's showed in the condition of the big pool. Luckily, the little pool has not been affected. As I've mentioned to a number of you, the pool staff works hard to keep the pool safe by maintaining appropriate levels of chlorine. Wetkat, our pool maintenance company, adds most of the rest of the chemicals needed to make sure the pool is kept in balance. They help keep things like phosphates, clarity, foaming, etc. from becoming a problem. During the extremely hot weather they were out here 4-5+ times per week trying to keep the water clear for us. Unfortunately, due to the high phosphates levels in Lake Oswego water and the long duration of hot weather, we hit a point where the big pool couldn't take any more chemical fixes and had to wait for the weather to cool. As soon as it did, the pool cleared up. I appreciate your patience.

Swimming lessons: Last week ended our first session of swim lessons. Please keep in mind that another session comes up in August and is an excellent way for your kids to improve their skills/comfort level in the pool. It's right down the street, the teachers (our lifeguards) are very friendly and knowledgeable, and the price is right. The next session is August 10-21, Monday through Friday, from 5-7pm. Each lesson is 30 minutes and is according to ability. To sign up, download a sign-up form at BWHOA.org.

Rules Reminders: For safety reasons we ask that all swimmers refrain from doing flips into the pool. Lifeguards have concerns about head injuries since not everyone is able to perform this stunt safely. Floats for babies are allowed in the pool but if the pool gets crowded, we will kindly ask you to put them away. The size of these floats make it difficult for the lifeguards to see other swimmers in the pool, particularly underwater. Thanks for understanding.

Let's hope the rest of the summer is warm, though not over the top! Happy swimming and see you at the pool!

## Say Thanks to Our Pool Crew by Ken Kaufmann

Each summer, the Association hires a number of great young adults to help maintain the pool and serve as lifeguards. Here's a brief introduction to this year's crew:

**Alexa Aldridge** works on maintenance and as a lifeguard. Alexa grew up in the neighborhood and graduated this June from Lakeridge High School. In the fall, Alexa will attend George Fox University. Alexa has a passion for music and performed with Lakeridge High School's beloved Company singing group.

**Gen DuPre** works as a lifeguard. This is her third summer working at our pool. Gen will be a sophomore at University of Oregon where she plans to major in physical therapy. Gen likes to play soccer, and believes the job teaches her patience and how to work with children.

**Evan Goffena** works as a lifeguard, lives in Bryant Woods and recently graduated from Lakeridge High School. You might have read in the Oswego Review that Evan recently won second place in men's varsity singles sculling at the 2015 US Rowing Northwest District Youth Championships. Last month, Evan competed in the US Rowing National Championship in Florida. Evan will start college in the fall at Gonzaga University.

**Rose Miller** has worked on pool maintenance at BWHOA since 2011. Rose just graduated from Lakeridge High School and this fall she will attend Oregon State University where she plans to major in communications. Rose has been swimming at the BW pool her whole life; she loves helping to keep it up and running.

**Bailey Morris** will be a sophomore in college double-majoring in biology and microbiology. This is his first year working at Bryant Woods though she's been lifeguarding elsewhere for three years. Bailey likes the job because she gets to meet a lot of fun and nice families and kids, and she gets to help ensure that they have a fun and safe time at the pool.

**Nathan Redinbo** will be a senior this fall at Lake Oswego High School. This is his second year as a lifeguard at Bryant Woods. Nathan's hobbies include rowing. Last month his four-man crew team took eighth place in their event at the US Rowing National Championship.

**Keenan Wiley**, 17, has lived in Bryant Woods since he was two. This is his first year working for the BWHOA. Keenan likes freehand drawing in his spare time and hopes to study conceptual art in college after he graduates from Lakeridge High School in 2016. Working at the pool has taught Keenan to wake up early during the summer.

Next time you are at the pool, please thank them for keeping the pool clean and safe.

## Neighborhood Walkthrough – Looking good! by Linda Fuchs

On June 20<sup>th</sup> and 21<sup>st</sup>, Board members and resident volunteers walked through the neighborhood to observe the overall appearance of yards and homes. Our neighborhood looks great! It shows that residents care and are doing a fine job maintaining their trees, shrubs, garden beds, side yards, driveways, roofs and houses. But we can always do a little better, right? Here's a summary (in no particular order) of the areas where some of us still have room for improvement:

Plants/moss over curbs; foliage obstructing sidewalks; visible trash/recycling cans; blackberries in bushes; potting bench with pots; dead tree; dead limbs; overgrown slope on side of house; visible gardening equipment and bags stored alongside house; weeds in yards, at mailboxes; driveway and curbs.

A few lots in need of significant improvements have been notified by phone or mail. Do not hesitate to contact a member of the Architectural Committee or the Board if you have any questions or comments. A follow-up walkthrough will occur on August 22.

## Treasurer's Report by Kathy Taylor

**Business Processes:** This month pool employees implemented TSheets, an on-line timekeeping system. From their smart phones employees log in and out, rather than keeping a paper timesheet. The Pool Chair and Treasurer administer the application and can see who is working and where via GPS. Hours by Job Code are automatically tallied and we electronically upload to Zen Payroll, which improves accuracy and efficiency. Thanks to all the employees who worked with the conversion to TSheets.

**Due Assessments:** Because of the number of complaints over the last 3 months, the quarterly dues statements were mailed rather than emailed. Mass emails frequently end up in the Junk folder, even if our

email address is in Contacts. The problem is compounded because once it goes to Junk it is almost impossible to correct. I'll be looking for a better method to send out statements. If anyone has a recommendation, please send it to [Treasurer@BWHOA.org](mailto:Treasurer@BWHOA.org).

#### Balance Sheet

ASSETS	Jun '15	Jun '14
Operating Cash US Bank	32,054	0
Operating Cash Columbia	2,442	62,056
Reserve & Renewal Savings	50,011	40,001
Total Cash	84,507	102,057
Accounts Receivable	28,626	24,904
Less Allowance for Doubtful	-2,000	0
Undeposited Funds	1,089	0
Prepaid Insurance	3,720	2,554
<b>Total Assets</b>	<b>115,942</b>	<b>129,516</b>
LIABILITY		
Accounts Payable	1,379	2,772
EQUITY		
Fund Balance, beginning	77,486	68,459
Net Income	37,078	58,284
Total Fund Balance	114,564	126,744
<b>Total Liability &amp; Equity</b>	<b>115,942</b>	<b>129,516</b>

#### Profit & Loss - Budget to Actual

REVENUE	Jun '15	Budget	Variance
Assessments	97,920	98,112	
less Bad Debt	0	-3,000	
Fines	3,900	0	
Other	683	2,600	
	102,503	97,712	4,791
EXPENSE			
Pool Operation	-12,471	-40,000	
Common Area	-8,466	-21,100	
Social	-157	-4,000	
Trash	-3,003	-7,500	
Communications	-662	-2,500	
Administration	-8,919	-14,300	
	-33,679	-89,400	55,721
CAPITAL			
Pool Capital	-19,146	-18,000	
Common Area Capital	-12,600	-10,400	
	-31,746	-28,400	-3,346
TRANSFER			
Transfer (to) from Reserve	0	21,000	-21,000
<b>Net Income</b>	<b>37,078</b>	<b>912</b>	<b>36,167</b>

## July Board Meeting Notes by Rebekah Smith

**Finance:** All BWHOA accounts have been moved from Columbia Bank to US Bank. The check scanner from US Bank and online ZenPayroll has made processing and documenting financial transactions significantly faster and more efficient.

**Social Committee:** The neighborhood had a successful Spring Cleaning with a well-attended Garage Sale on June 13 and two well-filled dumpsters on Monday, June 15, for Big Garbage Day. Approximately 100 neighbors and friends attended our 4<sup>th</sup> of July parade and picnic. Leftover hot dogs and buns were donated to the Tualatin School House Pantry, a non-profit food bank.

**Pool:** The pool has been very active. May had 401 swimmers (including 138 guests) and 2 parties and June boasted 943 swimmers (including 275 guests) and 4 parties. Swim lessons have started. See Holly Gosewehr's article on page 2 for more pool news. Thank you, Martine Kaufmann, for adding lights and stepping stones to our new Lifeguard shed!

**Communications:** The iNeighbors social media web site went out of business without warning over the July 4 weekend, taking the Bryant Woods iNeighbors site with it. Anyone who used to receive neighborhood news from iNeighbors can look to our two websites: [bryantwoodsha.org](http://bryantwoodsha.org) and [bwhoa.org](http://bwhoa.org).

**Common Area Maintenance:** Eleven dead trees were removed from the common area—nine along the main path and two in Friendship Park. They were cut into firewood and many neighbors took logs home for their fireplaces. Martine Kaufmann removed English ivy spreading through a neighbor's fence and swept all pathways. Thanks, Martine! Ivy and blackberry were removed around the oak stump on the main path before it was ground up and the remaining bark chips will be spread along the pathway. Michael and Anna Smith will water four newly-planted trees and four newly-planted shrubs in the Eastern common area behind 18420 Deer Oak Avenue beginning July 1. A damaged sprinkler head was replaced in Friendship Park. Don Page presented a proposal for installing a BWHOA mailbox near the pool for approximately \$700. The mailbox eventually will eliminate twice-weekly trips to the post office. The Board unanimously authorized him to pursue installation.

**Architectural:** The following architectural changes were approved:

**4869 Sage Hen Way** -- replace the fence in the backyard and along adjoining property with 6 ft. cedar (clear stain finish); remove hot tub from deck; replace deck and stairs; and replace front entry steps painted to match house.

**18660 Wood Duck Way** -- paint the garage door, trim and siding on both sides of garage (Behr: Premium Plus Grey).

18311 Wood Thrush Circle -- remove deck above garage and fill in with the same exterior siding; replace patio door with same vinyl windows as on rest of house.

18291 Wood Thrush Circle -- paint the house and shed (Sherwin Williams: *City Scape*).

18373 Wood Thrush Way -- replace rear patio sliding glass door, kitchen, and office windows.

18571 Waxwing Way -- replace driveway with pavers (Tan & Earth brown *City Arena*); extend right side of driveway by 2 feet.

**Unauthorized Tree Cutting:** The enforcement action for unauthorized tree cutting in the Eastern common area is resolved. Four trees and four shrubs were planted and a \$3,400 fine was collected.

**Eastside Fence Agreement:** The settlement between BWHOA and James and Cheryl Bell was approved without a single "no" vote from BWHOA members. The Settlement Agreement has been executed and recorded with Clackamas County.

**Western Common Area:** The survey of the western boundary of the Western common area is complete and filed with Clackamas County. Three external encroachments and one internal encroachment were documented and will be addressed. The Board unanimously authorized the President to consult with an attorney regarding possible resolutions for internal encroachments.

**Nominating Committee:** Kathy Taylor will chair the Nominating Committee which will nominate candidates for this year's Board election, to be held at the September annual meeting. The other members of the Nominating Committee are Gina Lochtie and Claudia Kehoe.

## **BWHOA Board of Directors**

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](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.

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)

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. Looking 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)

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.florainteriodesign.com](http://www.florainteriodesign.com) NCIDQ Certificate #13462

---

FREE WATER CONSERVATION ASSISTANCE. The City of Lake Oswego provides leak detection dye tablets, faucet aerators, high efficiency shower heads, shower timers, hose timers, and soil moisture probes free of charge to its residents. The City also offers rebates for water conserving washing machines and toilets. Did you know that conserving water reduces your sewer bill, as well as your water bill? For more information, go to: <http://www.ci.oswego.or.us/publicworks/water-conservation-program>.

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