



September 2015

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Calendar of Events

- ❖ October 12, 7:00 pm — BWHOA Board of Directors Annual Meeting, followed by regular Board Meeting, 18571 Waxwing Way
- ❖ December 20, 4:00-5:00 pm — Christmas caroling with horse-drawn wagon. Refreshments served after caroling.

REMINDER: THE ANNUAL MEETING OF THE MEMBERS OF THE BRYANT WOODS HOMEOWNERS ASSOCIATION WILL BE HELD ON THURSDAY, SEPTEMBER 24, AT 7:00 PM AT LAKERIDGE JUNIOR HIGH SCHOOL CAFETERIA. PLEASE ARRIVE AT 6:30 PM TO SIGN IN. IF YOU CAN'T ATTEND, PLEASE VOTE BY PROXY. EMAIL A BOARD MEMBER IF YOU HAVE QUESTIONS!

COOKIES AND LEMONADE TO FOLLOW!

My Hopes for Bryant Woods, by Ken Kaufmann

The West's most heralded rodeo, the Pendleton Round-Up, concluded last Saturday, in Pendleton, Oregon. Sage Steele Kimzey from Strong City, Oklahoma won the rodeo's marquee event: bull riding. After thanking his bull, Yellow Fever, for a sterling performance, the 21-year old Kimzey saluted the Pendleton Rodeo's famous heritage: "There's very few rodeos that have the prestige and the history that the Round-Up does; there's just so much tradition behind this place." Early on, Pendleton made a decision that proved vital to its unique and proud identity. To forego lucrative sponsorships (and the resulting, unwanted commercialization of their Round-Up), resident volunteers would serve as ushers, vendors, groundskeepers, and many other vital but unseen jobs needed to run the rodeo. Their volunteer tradition has worked for 105 consecutive years. Many families have been helping with the rodeo for four generations. The Round-Up continuously improves, as each generation builds on the work of its predecessors. Rodeo fanatics agree that the Round-Up is unsurpassed in hospitality, authenticity, and community spirit.

Bryant Woods Homeowners Association is like the Round-Up, in that it relies on the volunteer efforts of many to run our affairs, often unseen by our members. For over 42 years, the Association has managed the Common Area, operated the pools, and enforced the CC&Rs largely with member volunteers. Like the Round-Up, successive generations of Association volunteers build upon the work of their predecessors (such as the pools, which have been expanded, refurbished, and upgraded over the years). Like the Round-Up, the volunteer tradition in Bryant Woods is alive and well. Last year, at least 63 members volunteered to

(continued, next page. . .)

help at one or more Association activities. The list includes several first-time volunteers as well as a number of second- and third-generation volunteers. In what may become a new tradition, the Board has attempted to recognize and thank all volunteers on the last page of this *Woodsmen* (with sincere apologies to anyone we overlooked).

Notwithstanding any rumor to the contrary, the Board welcomes anyone who wishes to volunteer. This neighborhood belongs to all of us, and the more everyone loves it and nurtures it, the better. Those who have felt the satisfaction of helping our Association will tell you that volunteerism gets into your veins. If you have time to volunteer, please send a Board member an email describing your interests. In addition to serving on the Board, there are many other opportunities to help that demand much less time. If you are not in a position to volunteer, your positive support expressed to those who do volunteer is invaluable. Please remember that these volunteers are your neighbors giving their time to make your life better.

With the help of our many volunteers (and with gratitude to the many other member volunteers before them) the Association accomplished many important tasks this year—and our future looks bright. I hope that our volunteer tradition continues. And I hope that one day Bryant Woods, like the Round-Up, will celebrate its 105th anniversary as a volunteer-run Association unsurpassed in hospitality, authenticity, and community spirit.

New BWHOA Address and Mailbox

In August the Association began using its new, secure, mailbox installed on Indian Creek Drive near the pool entrance. **Please send mail to the Association to the new address:**

**Bryant Woods HOA
18275 Indian Creek Drive
Lake Oswego, Oregon 97035**

The new mailbox saves time and allows volunteers to check mail more frequently.

Pool News by Holly Gosewehr

September is here and the weather is finally cooling off. What a season it's been, with a record number of days 90 or above. Which brings me to August numbers: we had 1135 member visits and 341 guest visits. During the month of August, members hosted 6 parties and we had our last set of swim lessons.

So what's up for September? Officially we are closed on September 28th. We will begin the process on the 27th since it's a weekend and more members of the pool committee are available to help put things away. Feel free to swim if the weather's fine on the 27th.

Thanks again for your support on the bathroom update, lifeguard shed and the resurfacing of the little pool. There were no plugged toilets or big puddles of standing water in the bathrooms. The lifeguard shed allowed us to keep the chemicals and equipment safer than in the pool house. Lastly, the little pool not only looked and felt better this year, but also it did not have a problem with turning green.

We will begin looking into the possibility of re-plastering the big pool this winter. The new Board will decide with input from members and an eye on our finances. In the meantime, have a wonderful fall and I look forward to seeing you next year!

Another Successful Walk-through!

Thank you, homeowners, for responding to the Architectural Committee's letters, phone calls and visits after last month's follow-up of the neighborhood walk-through. Homes and yards are looking great, and violations have been remedied. Your efforts contribute to maintaining the value of all properties in our beautiful Bryant Woods HOA.

Treasurer's Report by Kathy Taylor

Bill Pay and Change of Address: if you use automatic Bill Pay to remit your dues payments be sure to change our address to 18275 Indian Creek Drive. Last month a mailbox was installed by the pool. At the end of September our rental box at the post office will expire. Please send questions to Treasurer@BWHOA.org.

Financial Forecast for 2015: Based on what we know now net income is projected to come in under budget this year for all operations. At year end a transfer will be made from Renewal and Replacement Savings to the degree needed but not more than \$21,000. At this time the estimated transfer is \$17,000.

Renewal and Replacement Reserve Study: Historical expenditures used to forecast future requirements was reviewed a second time at the September meeting. This provides needed information for creating next year's budget in October and November.

Balance Sheet

ASSETS	<u>Aug '15</u>	<u>Aug '14</u>
Operating Cash US Bank	21,209	0
Operating Cash Columbia	0	52,502
Reserve & Renewal Savings	<u>50,021</u>	<u>40,002</u>
Total Cash	<u>71,230</u>	<u>92,504</u>
Accounts Receivable	16,013	17,223
Less Allowance for Doubtful	-2,000	0
Undeposited Funds	0	0
Prepaid Insurance	<u>3,100</u>	<u>1,916</u>
Total Assets	<u>88,343</u>	<u>111,643</u>
LIABILITY		
Accounts Payable	<u>1,854</u>	7,781
EQUITY		
Fund Balance, beginning	77,486	68,459
Net Income	<u>9,099</u>	<u>35,403</u>
Total Fund Balance	<u>86,585</u>	<u>103,862</u>
Total Liability & Equity	<u>88,492</u>	<u>111,643</u>

Profit & Loss - Budget to Actual

REVENUE	<u>Aug '15</u>	<u>Budget</u>	<u>Variance</u>
Assessments	98,532	98,112	
less Bad Debt	0	-3,000	
Finance Charge & Fines	4,539	0	
Other	<u>1,236</u>	<u>2,600</u>	
	<u>104,307</u>	<u>97,712</u>	6,595
EXPENSE			
Pool Operation	-32,642	-40,000	
Common Area	-10,879	-21,100	
Social	-1,664	-4,000	
Trash	-3,974	-7,500	
Communications	-1,195	-2,500	
Administration	<u>-10,623</u>	<u>-14,300</u>	
	<u>-60,977</u>	<u>-89,400</u>	28,423
CAPITAL			
Pool Capital	-19,146	-18,000	
Common Area Capital	<u>-15,084</u>	<u>-10,400</u>	
	<u>-32,230</u>	<u>-28,400</u>	-5,830
TRANSFER			
Transfer (to) from Reserve	0	21,000	-21,000
Net Income	<u>9,099</u>	<u>912</u>	<u>8,187</u>

BEFORE YOU MODIFY YOUR HOME EXTERIOR . . .

*HOME IMPROVEMENTS ARE GREAT, and add value to your house as well as the neighborhood! Just remember that **all exterior changes to your home (painting, siding, roofs, fences, decks, gazebos, sheds, pergolas, greenhouses, windows, doors, driveways and walkways) must first be approved by the Architectural Committee.** This also applies to the identical replacement of an existing structure or feature.*

Submitting an Architectural Change Request is EASY! Forms are available on the website www.bwhoa.org, or just request one from the Architectural Chair (Linda Fuchs) to receive an electronic copy or a paper copy delivered to your home. Please plan ahead to allow time for review by the Architectural Committee, especially if your changes will be complex. THANK YOU for complying with our CC&Rs!

Cans, Cans, and more Cans. What to do about yard debris and recycling cans that are stored in driveways and along the sides of homes!?! One out of every five homes appears to lack adequate arrangements for concealing cans. If you are unable to store your cans in your garage, and would

like some help finding a solution to exterior, concealed storage, please contact the Architectural Committee for some easy tips. We are glad to help!

September Board Meeting Notes by Rebekah Smith

Finance: Kathy Taylor presented a draft 20-Year Capital Plan and Requirements for Renewal and Replacement Reserve Study. This Study, coupled with a maintenance plan, will be used to better predict expenses over time. It will be the basis for budgeting capital projects and collecting adequate dues to renew and replace our investment in assets over the long term. Kathy also previewed a Budget and Forecast document to be presented to homeowners at the Annual meeting on September 24. BWHOA is operating under budget.

Pool: The pool will close for the season on September 28. A pool inspection indicated the need for new electrical surge protectors.

Architectural: The final architectural walk through is complete. Thank you to all who worked to improve their yards and make our neighborhood even more beautiful! The following architectural request was approved:

18650 Wood Duck Way to dry stack matching rock to raise an existing bed on the left, from side of the house.

Common Area: Two dead fir trees near Sandpiper Way and one in Friendship Park will be removed. Our landscape service is being rebid to insure economical use of our funds.

External Encroachments: Four of six encroachments into BWHOA common area from neighbors who live outside BWHOA have been resolved. The Board left a note on the front door of the last two neighbors asking them to contact the Board about their fences.

Internal Survey: Andy Paris & Associates has begun surveying the West Common Area and portions of the Central Common Area as shown in the August *Woodsmen* and should finish its field work this month.

Nominating and Election Committees: The Nominating Committee is now disbanded. The Election Committee will meet September 20 to rehearse Annual Meeting voting procedures.

Executive Session: The Board voted to enter Executive Session to discuss delinquent dues, and, upon returning to open session, voted (6-0) to authorize the Treasurer to collect dues in accordance with the course of action discussed in Executive Session.

BWHOA Board of Directors

Vice President/Communications: Ken Kaufmann 503-720-2210 vp@bwhoa.org

Treasurer/Finance Committee: Kathy Taylor 503-747-7840 treasurer@bwhoa.org

Secretary: Rebekah Smith 503-407-5303 secretary@bwhoa.org

Pool: Holly Gosewehr 503-699-8797 pool@bwhoa.org

Social Events: Gina Loctie 503-349-7174 social@bwhoa.org

Architectural Approvals: Linda Fuchs 503-515-5955 architectural@bwhoa.com

Common Area Care: Don Page 503-639-7803 arkiedon@gmail.com

CLASSIFIED ADS

NEIGHBORLY GARDEN CARE EXPERT- CONTACT: DAN PEARSON, 503-753-7969 I've established, embellished and maintained gardens at dozens of properties in the US, England and France. Now, I'm ready to be YOUR Bryant Woods garden "prunista," or help you do a complete "makeover." Reasonable rates. I live in the neighborhood. e-mail: dandpearson@gmail.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.

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/hr.

BUSY BEAVER HOME IMPROVEMENT, LLC CONTACT: BRANDON JONES 503-862-8546
bushybeaverhomeimprovement@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. 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
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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.

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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

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>.

Thank You, 2014-2015 Bryant Woods HOA Volunteers!

(Without you, our neighborhood wouldn't be neighborly)

Common Area Care

Mike Doane
Chad Freyer
Jason Gosewehr
Jim Gosewehr
Aaron (Erin) Hagan
Gary Heligman
Owen Kaufmann
Nancy Kazmierowski
Dan Pearson
Michael Smith

Newsletter/Web Sites

Andy Hoyt
Martine Kaufmann
Chris Negri
Sally Page
Rick Schwarz
Owen Kaufmann
Anna Smith
Michael Smith

Backyard Bird Certification

Julius Braunschweig
Leo Braunschweig
Scarlett Braunschweig
Martine Kaufmann
Sienna Loctie
Grace Miller
Lily Miller
Rose Miller

Pool Care

Tava Crim
Mike Doane
Kathy & Stan Jaco
Martine Kaufmann

Social

Dave Bauer
Jane Becker
Julius Braunschweig
Ellie Brewer
Kristie Conner
Tava & Gordon Crim
Bing DeBuhr
Alora Graf
Dana Graf
Holly Lane
Sienna Loctie
Karey Logsdon
John Onishi
Sally Page
Dave Rohrer
Grace Miller
Anna Smith
Dale Stickney
Juliette Stoering

Finance

Andy Hoyt
Gary Logsdon
Dona Manning

Special Projects

Gordon Crim
Jeff Kehoe
Sharon Wood

Elections

Tava Crim
Julia Hier
Kathy Jaco
Claudia Kehoe
Janet King
Jane Kreider
Julie Mercer
Mary Meyer
Tami Ritacco
Richard Smith
Sharon Wood

Donations

Loyce Martinazzi &
Norm Parker
Doug & Sue Scott

Board Members

Linda Fuchs
Holly Gosewehr
Ken Kaufmann
Gina Loctie
Don Page
Rebekah Smith
Kathy Taylor