



October 2015

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## Calendar of Events

- ❖ October 30—Deadline for quarterly dues. Remember our new mailbox: 18275 Indian Creek Drive, 97035
- ❖ November 9, 7:00 pm—Board Meeting, 18571 Waxwing Way
- ❖ December 20, 4:00-5:00 pm—Christmas caroling with horse-drawn wagon. Refreshments served after caroling.

## Halloween Night, Stop the Fright! At 9 p.m. Turn Out Your Light

Halloween night will soon be here, so watch out for ghosts and goblins roaming the neighborhood. As has been the practice for several years, please turn out your porch light at 9:00 p.m. Please let your family know to respect the lights out timetable. Have fun and enjoy!

## President's Comments by Kathy Taylor

I want to thank everyone who encouraged me to run for President. I appreciate your confidence and I'll do my best. I am taking over a well-organized and effective group, but I value continuous improvement, so here are few items we might want to consider this year.

- Deeper bench: Most committees might benefit by having a vice chair to learn the ropes and share the workload. Neighbors who are interested in volunteering to work on a committee are more than welcome. More the merrier.
- Common Area Surveys: The issue of encroachments has been discussed for some time by several boards. This long running situation needs resolution. Surveys, conducted in the last few months, clearly define the boundaries. Next step for the board is to find fair and equitable ways to settle encroachments. Our goal is to protect BWHOA assets for the long term benefit of the association without causing unnecessary difficulty for those impacted.
- Continue work on accounting business processes: Dues, invoices, terms and payment processing is an area that would benefit from a fresh look.
- Communications: We'd like to know and celebrate our neighbors' achievements and events. I encourage neighbors to contribute or ask questions via the website and newsletter. Many current and historic documents are now available on the website, but I'm sure there are other items of interest that could be captured.
- Your ideas: If anyone has something that you'd like the board to consider this year, please let us know.

Finally, we have one more big task and I need everyone's support. We must find a way to shut down the discord that has resulted in anonymous letters, entries in the Police Log, letters to the editor, property damage and other negative acts. Yes, mistakes occurred in the past. Yes, things were said and done. But, we are neighbors. For us all, we need to put the negativity to rest and move forward. We will work with legal and community authorities to determine the source of the conflict so we can find a path to forgive and move on.

### **L.O. Review Police Log in Error**

An item in the October 15 issue of the Lake Oswego Review stated that a homeowner in our neighborhood received what she felt was a frightening letter and that "a responding officer confirmed the letter was sent by the woman's HOA." **This is incorrect and the Board is pursuing a retraction.** Board president Kathy Taylor has seen the police report, which does NOT state that that this letter was sent by the HOA. In fact, this letter was not sent by BWHOA. The recipients of two such letters have been contacted by Kathy who expressed her regret that anyone would voice his or her opinions to members using anonymous letters.

### **Don't Forget about Dues**

Those of you who pay your dues on a quarterly basis have until October 30<sup>th</sup> for timely payment. Remember, BWHOA has a new mailing address: 18275 Indian Creek Drive.

### **Pool News** by Holly Gosewehr

The Pool officially is closed. Thank you very much to the Pages, Kathy Jaco, Martine Kaufmann, and Linda Fuchs for help putting away the furniture and other items. It went quickly and efficiently due to their hard work! WetKat is going through the process of the final procedure of turning down the heat, adding closing chemicals, and preparing the equipment for the winter. Everything should be ready by the end of the month.

At this point we look forward to the budgeting process and what we would like to do for next year. Things like re-plastering the big pool, using a card key system, bark dusting the pool area, new pool chairs, etc. are being discussed. As always, money available is the question. If you have comments or questions, please feel free to let me know as it regards the pool. See you next year!

### **Treasurer's Report** By Kathy Taylor (Past Treasurer)

**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. Forwarding from the old PO Box address will soon expire.

**Renewal and Replacement Reserve Study:** Historical expenditures for acquisition, repair and replacement of our capital assets are the basis to forecast future requirements. This document is continuously updated as new information is discovered. It will be reviewed again in October. If you have any comments, concerns or questions, please let us know. **Maintenance Plan:** New project to be started to help provide information for next year's budget.

**Budget for 2016:** Our committee chairs present their budget at the November meeting. Please send comments or questions for consideration.

**Balance Sheet**

	<u>Sep '15</u>	<u>Sep '14</u>
<b>ASSETS</b>		
Operating Cash	19,037	44,276
Reserve & Renewal Savings	50,025	40,003
Total Cash	69,062	84,279
Accounts Receivable	14,464	14,388
Less Allowance for Doubtful	-2,000	0
Undeposited Funds	59	0
Prepaid Insurance	2,790	1,916
<b>Total Assets</b>	<b>84,375</b>	<b>100,583</b>
<b>LIABILITY</b>		
Accounts Payable	2,197	8,447
<b>EQUITY</b>		
Fund Balance, beginning	77,486	68,459
Net Income	4,693	23,677
Total Fund Balance	82,179	92,136
<b>Total Liability &amp; Equity</b>	<b>84,375</b>	<b>100,583</b>

**Profit & Loss - Budget to Actual**

	<u>Sep '15</u>	<u>Budget</u>	<u>Variance</u>
<b>REVENUE</b>			
Assessments	98,532	98,112	
less Bad Debt	0	-3,000	
Finance Charge & Fines	4,539	0	
Other	1,319	2,600	
	104,390	97,712	6,678
<b>EXPENSE</b>			
Pool Operation	-35,080	-40,000	
Common Area	-11,829	-21,100	
Social	-1,691	-4,000	
Trash & Yard Debris	-4,471	-7,500	
Communications	-1,352	-2,500	
Administration	-11,045	-14,300	
	-65,468	-89,400	23,933
<b>CAPITAL</b>			
Pool Capital	-19,146	-18,000	
Common Area Capital	-15,084	-10,400	
	-32,230	-28,400	-5,830
Transfer (to) from Reserve	0	21,000	-21,000
<b>Net Income</b>	<b>4,693</b>	<b>912</b>	<b>3,781</b>

**October Board Meeting Notes by Jo Anne Lee**

**Finance:** There is \$19,000 left in operating cash and the reserve is at \$50,000. The remainder of operating expenses are coming in under budget. Stacy Freyer is our new Treasurer. She and Kathy Taylor are preparing a draft of next year's budget and will present at the November Board Meeting. The budget will be reviewed and voted on.

**Board Changes:** The following board members were elected to officer and committee chair positions:

President - Kathy Taylor [president@bwhoa.org](mailto:president@bwhoa.org)

Vice President - Ken Kaufmann [vp@bwhoa.org](mailto:vp@bwhoa.org)

Treasurer - Stacy Freyer [treasurer@bwhoa.org](mailto:treasurer@bwhoa.org)

Secretary - Jo Anne Lee [secretary@bwhoa.org](mailto:secretary@bwhoa.org)

Architectural Chair - Linda Fuchs [architectural@bwhoa.org](mailto:architectural@bwhoa.org)

Communications/Newsletter Chair - Claudia Kehoe [communications@bwhoa.org](mailto:communications@bwhoa.org)

Pool Chair - Holly Gosewehr [pool@bwhoa.org](mailto:pool@bwhoa.org)

Common Area Chair - Don Page [commons@bwhoa.org](mailto:commons@bwhoa.org)

Social Chair - Gina Lochtie [social@bwhoa.org](mailto:social@bwhoa.org)

**Pool:** Pools are now closed. Thanks to all who generously volunteered their time to help with the closing of the pool. WetKat completed the closing by putting in chemicals, turning down the heat and will eventually cover the pool.

**Encroachment update:** There were a total of 6 exterior encroachments including 4 that were resolved, and 2 that remain on the Eastside. Westside exterior encroachment resolutions are complete. The survey of common areas continues and is not yet completed.

**Architectural Approvals submitted:****1) 5035 Centerwood St.**

To paint house (Benjamin Moore : Beige/Brown (PIETERS– Approved September 16 , 2015)

**2) 18710 Woodduck Circle**

To repair broken roof truss; to replace damaged Presidential shingles – same color (unspecified). (NORTON – Approved September 21, 2015)

**3) 18571 Wax Wing Way:** To replace center & lower rear decks. Cedar w/black metal pickets. (FUCHS – Approved September 25, 2015)

**4) 18420 Deer Oak Ave.:** To plant 2 Western red cedars in Common Area near back of house. (PETERS – Approved October 1, 2015)

**5) 18551 Waxwing Way:** To replace side fence – cedar, same as original. (RITACCO– Approved October 10, 2015)

### **Architectural Approvals Addendum**

The following architectural approvals were inadvertently omitted from the September Board Meeting report:

**1) 18501 Waxwing Circle--**To replace cedar decking on NE side of house with composite (*Havana Gold*); to replace deck & stair railings with black aluminum; to replace privacy wall with Hardie panel siding to match existing house color. (WORLEY– Approved August 11, 2015)

**2) 18710 Wood Thrush Circle--**To complete painting house (Sherwin Williams: *Slate tile*; Trim: *Sand Beach*). (LENHARDT – Approved August 12, 2015)

**3) 18753 Indian Creek Drive--**To replace front door with matching glass side light. Trim stain: *Cinnamon*. (TAYLOR – Approved August 13, 2015)

### **Thanks, Neighbor!**

Deer Oak neighbor Brad Peters gets kudos for replacing a dead tree in the east common area, and adding two more. Thanks, Brad, for helping keep the “Woods” in Bryant Woods. (Would you like a neighbor to get some public acknowledgement? Email us at [communications @bwhoa.org](mailto:communications@bwhoa.org))

### **Clocks “Fall Back” One Hour Sunday Nov. 1**

Daylight savings time ends at 2 a.m. Sunday November 1<sup>st</sup>! Time to change all the clocks in your home and car accordingly, if you can figure out how or find the owner’s manual. It’s also a good time to replace batteries in smoke and carbon monoxide detectors.

### **Fall Home Maintenance Tips from Bob Vila (formerly of “This Old House.”)**

- 1) Check for peeling paint, a sign that the existing paint film is failing and can no longer protect the siding of the building.
- 2) Clean out gutters and downspouts, consider installing leaf guards.
- 3) Caulk around windows and doorframes to prevent heat from escaping.
- 4) Make sure the roof is in good shape. Inspect for missing and loose shingles.
- 5) Heating systems will use fuel more efficiently, last longer, and have fewer problems if properly serviced. Clean or change furnace filters or have your unit looked at by a pro.
- 6) Change the direction of your ceiling fan to create an upward draft that redistributes warm air from the ceiling.
- 7) Clean and cover your air conditioning unit to prevent rusting of vital parts. Prepare your yard equipment for storage. This includes draining fuel from all gas-operated equipment such as lawn mowers, leaf blowers, and chain saws.
- 8) Clean outdoor furniture, and look for any needed repairs. Cover and store furniture and barbecues in a protected area. Make sure all soil is emptied from pots and planters. Dirt left in clay pots will freeze and cause the pots to crack if left outside.

O SUNS and skies and clouds of June,  
And flowers of June together,  
Ye cannot rival for one hour  
October's bright blue weather...  
(Helen Hunt Jackson)

## CLASSIFIED ADS

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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](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/hr.

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 KEEFFE, 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.florainteriorsdesign.com](http://www.florainteriorsdesign.com) NCIDQ Certificate #13462

FREE PIANO—Claudia or Jeff Kehoe, 503-639-6596  
Kohler and Campbell circa 1982 console piano in a medium toned wood with spinet legs and a storage bench. Currently in storage, can be delivered to you. Will need to be tuned (we can recommend someone). Good piano for beginner through intermediate.

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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