



# The Woodsman

A member publication for the residents of Bryant Woods

November 2015

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## **Calendar of Events** (online at [bwhoa.org](http://bwhoa.org))

December 7, 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.

## **Annual Bryant Woods Caroling Party in a Horse-drawn Wagon**

Mark your calendars for an evening of singing and both sweet and savory snacking. Our annual Bryant Woods Caroling Party takes place Sunday, December 20<sup>th</sup> from 4-5 p.m. Songbooks and bells will be provided, so pull out your scarves and mittens and get ready to sing up a storm! We will be departing from Deer Oak Avenue at 4:00PM and ending at the cul-de-sac at the end of Deer Oak Avenue with our party. There will be a light dinner and snacks, as well as desserts and a hot cocoa bar. What a way to have some fun, feed the kids, and see your neighbors. Please join us!

## **Holiday Lights**

Please be sure your holiday lights are on the weekend of the December 18<sup>th</sup>-20<sup>th</sup>. Elves will be roaming our neighborhood to acknowledge all of those who have braved ladders, slippery roofs, and tangled strands of lights to make our neighborhood twinkle with the holiday spirit. If you want to acknowledge a neighbor please call Gina: 503-349-7174 or e-mail [gigilochtie@yahoo.com](mailto:gigilochtie@yahoo.com). Look for the colorful commentary in the next Woodsman.

## **President's Comments** by Kathy Taylor

**Lt. Scot Thran, Lake Oswego Police:** At our November meeting Lt. Thran shared findings of interest to our community. Here are a few: Only 4 out of 4,000 cars going through a speed awareness monitor on Bryant were going over 40 mph. The most common complaint is cars speeding in the neighborhood; but a car appears to be going faster if you are standing by your mailbox than it does if you're looking out your living room window. The law isn't as strict as you may think about behavior and protective gear for a skateboarder; skateboarders zooming down hills on Indian Creek Drive or Centerwood may be doing nothing illegal. Our neighborhood is safe with very low crime rate even taking into account criminal activity at the schools, which is included in our neighborhood's statistics. The Police Log in the LO Review is written by the newspaper staff and is intended for humor and entertainment; so items often vary from the actual police call report.

**Common Area Encroachments:** Surveys conducted in the last few months show that a number of homes next to the common area occupy land beyond their property line. Our surveyor hopes to have all common areas surveyed and mapped by the end of November. Once surveys are finalized, a fair and equitable process is needed to resolve these encroachments in a neighborly fashion. A committee will be formed to create a process and find a path forward. The goal is to protect BHOWA assets for the long-term benefit of the association without causing unnecessary difficulty for those impacted. The committee should include both homeowners with and without encroachments so that all perspectives are represented.

Above all, the deliberations are going to be professional and solutions oriented. There is no reason for anyone to be stressed or concerned. This situation happened over a long period of time. There is no deadline for reaching an amicable solution.

### Treasurer's Report by Stacy Freyer

**Change of Address:** If you use automatic bill pay to remit your payments be sure to change our address to: **18275 Indian Creek Drive, Lake Oswego, OR 97035.** Forwarding from the old PO Box address will soon expire.

**Dues received:** All but \$6,827 has been collected for the year. Yearly dues for 2016 will increase to \$644.

#### Balance Sheet

ASSETS	Oct '15	Oct '14
Operating Cash	16,422	45,039
Reserve & Renewal Savings	50,025	40,003
Total Cash	66,447	85,043
Accounts Receivable	6,827	6,332
Less Allowance for Doubtful	-2,000	0
Undeposited Funds	1,145	1,110
Prepaid Insurance	2,480	1,916
<b>Total Assets</b>	<b>74,899</b>	<b>94,401</b>
<b>LIABILITY</b>		
Accounts Payable	-7	7,017
<b>EQUITY</b>		
Fund Balance, beginning	77,486	68,459
Net Income	-2,580	18,924
Total Fund Balance	74,906	87,383
<b>Total Liability &amp; Equity</b>	<b>74,899</b>	<b>94,401</b>

#### Profit & Loss - Budget to Actual

REVENUE	Oct '15	Budget	Variance
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	-39,492	-40,000	
Common Area	-13,223	-21,100	
Social	-1,691	-4,000	
Trash & Yard Debris	-4,471	-7,500	
Communications	-1,575	-2,500	
Administration	-12,286	-14,300	
	-72,740	-89,400	16,660
<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>2,580</b>	<b>912</b>	<b>3,492</b>

### Budget Message from the Treasurer by Stacy Freyer

One of our goals for 2016 is to refurbish the big pool (\$23,000) which keeps us on track to follow the plan laid out in the Renewal and Replacement Reserve Study. The operations for the pool will be the same as this past year; a few new lounge chairs will be purchased. The common area budget includes on-going maintenance as well as funds for native plants. Trash pick-up will continue as the past; \$500 was added to include a document-shredding event during our neighborhood clean-up day. Administration has added funds to hire a part time accountant, \$4,000 to hire a

CPA to perform a financial statement review, and funds to handle potential expenses related to resolving encroachments on the common area.

This budget allows us to meet our long-term goals: to maintain operating cash at greater than \$10,000 and reserve funds of at least \$30,000. Between 2015 and 2020 we are on track to spend \$97,000 in capital improvements. In order to accomplish this, dues will increase 5% in 2016, then (optimally) 2% for the next 4 years.

Budget for 2016	2015 Projection	2015 Budget	2016 Proposed
<b>Operating Fund</b>			
400 Revenue	104,390	97,712	105,070
500 Pool	(41,165)	(40,000)	(39,950)
600 Common Area	(18,008)	(21,100)	(18,760)
700 Social	(3,291)	(4,000)	(3,550)
720 Trash	(5,465)	(7,500)	(6,400)
750 Communications	(1,875)	(2,500)	(2,300)
800 Administration	(14,414)	(14,300)	(22,400)
900 Capital	(44,230)	(28,400)	(25,000)
990 Transfer	10,000	21,000	15,000
<b>Grand Total</b>	<b>(14,059)</b>	<b>912</b>	<b>1,710</b>

Table provided by Kathy Taylor

### Secretary's Notes by Jo Anne Lee

Lt. Thran from LOPD was our guest speaker and answered questions from those present. He also gave LO crime statistics and compared them to our neighborhood. Bryant Woods is a low crime area. Lt. Thran encouraged individuals with 'neighbor to neighbor' disputes like dead tree in the neighbor's back yard, personality conflicts, dogs pooping on your property, neighbor's fence is falling down, etc., to call the LOPD nonemergency number, 503-635-0238.

**Treasurer:** All pool expenses completed. All notifications of change of address for BWAHA have been completed.

#### Architectural Approvals

**1) 18391 Wood Thrush St.** To remove lattice above front & side fence; to paint fence same color as house (Dutch Boy *French Silver*)

**2) 18590 Indian Creek Dr.** To replace composite shingle roof with cedar shake on rear of house to match front.

**3) 18193 Deerbrush Ave.** To construct cedar enclosure fence on south side of duplex.

**4) 18411 Deer Oak Circle** To replace sliding glass door with French doors; to install bathroom window.

**5) 4970 Centerwood St.** To replace rear deck; to construct 11' x 14' shelter above deck. Roof shingle will match existing : *Presidential*

**Pool:** Pool closed.

**Communications:** 180 copies of newsletter were made at a cost of \$127.05. Thanks to all who helped distributed the newsletters. Deadline for newsletter articles is November 14 at noon.

**Common Area Maintenance:** Dead plants in the shrub bed at Friendship Park were removed. The irrigation system was turned off and drained for the winter. A small oak tree fell during the storm on Halloween night and damaged the top rail of the chain link fence at the pool. Signature Landscape Care removed the tree. Damage to fence did not compromise pool security.

**Social:** Annual caroling with horse-drawn carriage is scheduled for December 20, 2015 at 4:00 p.m. Caroling is followed by a party under a canopy in the Kaufmann's driveway from 5:00-6:00 p.m. Appetizers will be provided. Martine and Gina are working on an updated neighborhood directory.

**Survey:** Andy Paris & Associates Registered Professional Land Surveys gave a bid to include all remaining unsurveyed portions of the common area. Ken made a motion for board to authorize up to \$2000 to complete the surveying of the common area in 2015. Don seconded. Motion passed.

**Common Area Encroachments:** Surveys conducted in the last few months show that many members are occupying property beyond their property line. Kathy Taylor made a motion to address these conditions with Claudia as chair. Ken seconded. Motion carried.

**Budget:** Stacy made a motion to increase dues by 5% to \$644 per year from \$612 per year. She indicated that about 2/3 of residents pay dues quarterly. . **It would cost less for bookkeeping if more people paid dues in full in January.** There was discussion about alternative dues assessment rate increases and possible discounts offered for full payment in January, but no decision was reached. On November 12th via e-mail, a majority of the Board agreed to raise dues 5% with no discount for early payment. This action will be ratified at the December board meeting.

**Next meeting** in December 7, 2015 at 7:00 P.M. Linda Fuchs' home, 18571 Waxwing Way.

### **Thankful for Wonderful Neighbors**

Chris Negri has been doing the final layout of the Bryant Woodsman for the past 2+ years, making sure pages are used efficiently and all articles are presented in an orderly and appealing way. We have him to thank for the easy to read financial format. Thank you, Chris, for a job very well done. New volunteers will be attempting to fill Chris' shoes.

Don Page and Michael Rollins were seen clearing drains during the big Halloween storm, keeping Wood Thrush Street, Circle and Way from becoming waterfront property. We hear Jerry Taylor does this for Indian Creek, too. Thank you, gentlemen!

## Last Chance to Confirm Directory Information

The new BWHOA directory will be printed and distributed with the newsletter in January 2016. To confirm your contact information, please go to [www.BWHOA.org](http://www.BWHOA.org) and log in to view BWHOA RESIDENT DIRECTORY under Pages & Links. This is a private document, so you must be a registered member and log in to see it. To register, go to "Membership" on the right of the main page, click "Request Membership Access" and carefully follow the instructions. If you would like to change your contact information or be added to the directory, please send an email to [info@BWHOA.org](mailto:info@BWHOA.org).

**Not If....but When!** by Bing BeDuhr

You've probably heard about an article in the New Yorker magazine and maybe even read it. (<http://www.newyorker.com/magazine/2015/07/20/the-really-big-one>) You may have watched the OPB documentary "Unprepared" (easily found through Google). Scientists agree that **there is going to be a significant, destructive earthquake along the Cascadia Subduction Zone**. When? No one knows.

We are woefully unprepared for it on national, state, local and personal levels. We will need to depend on our own resources and have a clear mind to function after the expected 9.0 quake that will likely last 4 to 5 minutes.

You can do something about personal preparation. Stock water and food. Make a communication plan for your family. Check your home for hazards. If you have thought about your survival and done some planning you are ahead of the group.

Survival and well-being will depend on your calmness and working with people around you: neighbors, co-workers or strangers. Preparation will be key.

When we see disasters such as tornados, hurricanes, etc. on TV we see recovery assistance streaming in within hours. That probably won't be the case with our earthquake as access to the Northwest will be greatly compromised. Bridges will be down and important roads may be impassable. The Portland airport will most likely not be functional. We can't expect any help from the north, as Seattle will be equally impacted. Emergency managers in the Portland area recommend citizens plan to be self-sufficient for a minimum of 2 weeks and a month would be better.

Let's work together to get Bryant Woods members better prepared. It can feel like an overwhelming task, but together we can start the process and be ready to help each other and ourselves.

Several families have been meeting regularly at our home to discuss preparations. If you are interested learning more about getting your family and neighbors ready for the *SHAKE* let me know so additional meetings can be planned.

Bing's contact info: CQ.K7GPN@gmail.com 503-970-065

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

FREE PIANO...JUST IN TIME FOR CHRISTMAS!!— 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.