



# The Woodsman

A member publication for the residents of Bryant Woods

December 2015

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## Caroling on Sunday!

Please join us this Sunday, December 20<sup>th</sup>. We are departing from Deer Oak Ave. at 4:00 p.m. for an hour of caroling in the horse-drawn wagon. We will end our adventure in the cul-de-sac of Deer Oak Ave. There will be a light dinner and snacks, as well as desserts and hot cocoa bar. Have some fun, feed the kids and see your neighbors for some holiday cheer.

## Show Off Your Holiday Lights

Hit the switch the weekend of the December 18<sup>th</sup>-20<sup>th</sup>! We can't wait to see what you've created. Elves will be roaming our neighborhood to ooh and ahh at the beautiful displays, and their impish comments will appear in the January Woodsman. If you want to acknowledge a neighbor please call Gina: 503-349-7174 or e-mail [gigilochtie@yahoo.com](mailto:gigilochtie@yahoo.com) We thank all of you who go out of your way to make our neighborhood glow.

## 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).

## President's Comments by Kathy Taylor

I would like to encourage and invite you to attend a Board meeting or two in the coming year. The work of the association would probably not be described as entertainment, but it is important. Our meetings start at 7:00 p.m., adjourn about 9:00 PM, and are held in one of the board members' home, usually the second Monday of the month. Our agenda is posted at [bwhoa.org](http://bwhoa.org) about a week before the meeting. At the start of the meeting the board members introduce themselves, then we invite attendees to introduce themselves. First on the agenda, we ask visitors to share comments or concerns, if any. Your BWHOA board represents everyone, so if you just moved in or if you've lived here for decades, we'd like you to join us for an evening of BWHOA business with a dash of laughter and a bit of neighborhood news. You will be warmly welcomed.

Our Common Area Encroachment Committee is taking shape. Surveys are almost done. We still need members to serve on our committee, which will begin its work in 2016. Contact Claudia Kehoe if you would like to be considered for a committee position or if you know someone who should be contacted to help us. Some professional expertise in construction, development, or landscaping might be beneficial but is not necessary.

I hope to see you at the holiday party on the 20<sup>th</sup> and I wish everyone a great holiday season.

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*Christmas is not a time nor a season, but a state of mind. To cherish peace and goodwill, to be plenteous in mercy, is to have the real spirit of Christmas.*

*--Calvin Coolidge*

## 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**

**Dues received:** All but \$6,183 has been collected for the year. Yearly dues for 2016 will increase to \$644.

### Balance Sheet

ASSETS	<u>Nov '15</u>	<u>Nov '14</u>
Operating Cash	16,422	39,696
Reserve & Renewal Savings	<u>50,031</u>	<u>40,004</u>
Total Cash	<u>66,453</u>	<u>79,700</u>
Accounts Receivable	6,183	6,179
Less Allowance for Doubtful	-2,000	0
Undeposited Funds	0	0
Prepaid Insurance	<u>2,170</u>	<u>1,916</u>
<b>Total Assets</b>	<u><b>72,806</b></u>	<u><b>87,795</b></u>
LIABILITY		
Accounts Payable	<u>512</u>	<u>4,600</u>
EQUITY		
Fund Balance, beginning	77,486	68,459
Net Income	<u>-5,190</u>	<u>14,735</u>
Total Fund Balance	<u>72,295</u>	<u>83,195</u>
<b>Total Liability &amp; Equity</b>	<u><b>72,806</b></u>	<u><b>87,795</b></u>

### Profit & Loss - Budget to Actual

REVENUE	<u>Nov '15</u>	<u>Budget</u>	<u>Variance</u>
Assessments	98,532	98,112	
less Bad Debt	0	-3,000	
Finance Charge & Fines	4,554		
Other	<u>1,325</u>	<u>2,600</u>	
	<u>104,412</u>	<u>97,712</u>	6,700
EXPENSE			
Pool Operation	-40,929	-40,000	
Common Area	-13,903	-21,100	
Social	-1,691	-4,000	
Trash & Yard Debris	-4,471	-7,500	
Communications	-1,675	-2,500	
Administration	<u>-12,702</u>	<u>-14,300</u>	
	<u>-75,372</u>	<u>-89,400</u>	14,028
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>	-4,684
Transfer (to) from Reserve	<u>0</u>	<u>21,000</u>	-21,000
<b>Net Income</b>	<u><b>-5,191</b></u>	<u><b>912</b></u>	<u><b>-6,103</b></u>

## Secretary's Notes by Jo Anne Lee

**December 7, 2015.** Board Members Attending: Kathy Taylor, Ken Kaufmann, Holly Gosewehr, Linda Fuchs, Stacy Freyer, Jo Anne Lee, Claudia Kehoe and Gina Lochtie.

Guest present were: Andy Hoyt, Dave Bauer, Martine Kaufmann, Natalie Caceres and Victor Caceres.

Andy Hoyt defined the 3 levels of financial review. An independent CPA will be retained to conduct a financial review next year.

Treasurer: Claudia made a motion to ratify the vote we took by email regarding 2016 budget and established the dues at \$644.00. Gina seconded. Motion passed.

### Committee Reports:

**Pool:** Holly is working on bids for re-plastering the big pool.

**Communications:** November newsletter cost \$95.40 to produce 170 copies. Natalie Caceres has volunteered to help proof the newsletter.

**Common Area Maintenance:** Roofers will fix roof on Tuff Shed this next week.

**Architectural:** No requests, no approvals. Linda would like to work with a few people to review the CC&R's and provide a well-written summary of the restrictions that apply to the exterior appearance of their properties. Many people are not aware of the specifics of the CC&R's.

**Social:** The annual caroling party is set for December 20 with the Kaufmanns hosting. Propane heaters and crock pots will be secured from neighbors. Food, chairs, and song sheets are all ready to go.

## Unfinished Business:

**Survey:** Andy Paris' contract has been signed to complete the survey of Common Areas.

**Common Area Encroachments:** Will wait for committee to commence until the survey is completed. One non-board member has tentatively agreed to be on the committee.

Next meeting is January 11, 2015 at 7:00 P.M. Linda Fuchs' home, 18571 Waxwing Way. Ken made motion to adjourn meeting and Stacy seconded. Meeting Adjourned at 8:30 p.m.

## Thanks, Neighbors!

Do rainstorms bring out the best in people? Must be. For the third month in a row we are delighted to share the names of neighbors caught in the act of clearing storm drains during torrential rains. **Chris Negri, Damon Simmons**, thank you!

The beautiful holiday wreath decorating the pool gate is a gift to our neighborhood from **Norm Parker** and **Loyce Martinazzi**. Thank you for the smile we all get seeing our beloved gathering place all decked out.

## Bing De Buhr Named "Unsung Hero" by L.O. City Council

Bing was honored December 15<sup>th</sup> for his 35 years of volunteering—from Scoutmaster to school committee member to search and rescue leader. In our neighborhood he has served as BWHOA president and leads our 4<sup>th</sup> of July parade in his trusty red Jeep. Congratulations, Bing.

## Pedestrians, please be seen!

During his visit to the Board meeting in November, Officer Scott Thran of the L.O.P.D. made it a point to say that pedestrians can't rely on light-colored clothing to be seen while walking our neighborhood streets at dawn, dusk, and dark. A small hand-held flashlight by itself is not effective, either. Many streets outside Bryant Woods are very poorly lit and have no sidewalks. Please do yourself and drivers an important favor and invest in some reflective clothing. IKEA has safety vests for under \$4 in a variety of sizes; other options can be found at sports retailers or home improvement stores. Don't forget your dog! Light up a leash or coat with reflective tape or buy one ready-made. Be safe out there.

## Your BWHOA Board

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)

## We Could Use Your News

New college grad? Child who grew up here getting married or having a baby? New baby at your house or are you a new grandparent? Role in the school play? Score the winning goal? Celebrating retirement? Helpful hint you think more people should know? Could you use some positive thoughts while recovering from an illness or the passing of a loved one? The Woodsman welcomes your contributions. Keep them to about 150 words, please.

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

*And now we welcome the new year, full of things that have never been.*

*--Rainer Maria Rilke*