



The

A member publication for the residents of Bryant Woods

January 2016

President's Comments by Kathy Taylor

Opening on the Board: Don Page resigned from the board at our last meeting leaving a vacancy not only on the board, but as chair of the Common Area. In the next few weeks recruiting a board member will be a priority. Someone with expertise or interests in parks, landscaping or gardening would be especially valuable to our neighborhood. In prior years, we hired a handyman to work on tree removal, plantings and other projects. We anticipate doing the same in future.

Common Area Committee: The committee needs volunteers. I personally would like to see more projects like the one that was done last year on the path between Deer Oak and Sandpiper. Backyard Habitat Certification Program projects like this are visually pleasing and great for the flora and fauna.

Contact any board member or me if you are willing to consider either a board position or if you want to volunteer for the Common Area Committee.

Holiday Lights by Gina Lochtie

The holiday lights were beautiful this year. I want to acknowledge the homes that lit up our neighborhood with spectacular holiday cheer. Thank you:

4860 Centerwood- Candy Cane Lane	18212 Indian Creek Drive- Gum Drop Goodies
4900 Centerwood –Castle Christmas	4874 Sage Hen Circle- Santa's Landed
4881 Centerwood- Gum Drop Delight	4886 Sage Hen Circle- Away in a Manger
4991 Centerwood- White Starry Night	4882 Sage Hen Circle- Light Bright
4910 Centerwood- Two Tree Towers	18414 Sandpiper- Holiday Party
4891 Centerwood – White Light Wonderland	18438 Sandpiper Circle- Ornament Heaven
18143 Deerbrush Ave.- Santa and The Grinch in Tinsel Towne	18436 Sandpiper Circle - Sparkle Spectacular
18407 Deer Oak Circle- Dasher and Dancer	18434 Sandpiper Circle- Razzle Dazzle
18414 Deer Oak Ave. –Star Bright	18432 Sandpiper Circle- Jolly Holidays
18421 Deer Oak Ave. Twinkle Tree Delight	18412 Sandpiper –Exquisite Twinkle
18431 Deer Oak Ave.- Sparkle and Dazzle	18581 Waxwing Way- Fantasia Tree
18435 Deer Oak Ave.- Reindeer Ways	18551 Waxwing Way- Santa's Toy Wonderland
18423 Deer Oak Ave. –Jolly Holiday	18451 Waxwing Way- Cool Cosmic Wonder
18425 Deer Oak Ave.- Twinkle Twilight	18591 Waxwing Way- Holiday Disco Party
18212 Indian Creek Drive- The Nutcracker	18650 Wood Duck Way- Bright and Light
18790 Indian Creek Drive- Santa's Showing	18700 Wood Duck Way- Best Christmas Cactus Ever
18620 Indian Creek Drive- Santa Claus is Here	18281 Wood Thrush Circle- Hot Rod Santa Meets Star Wars
18610 Indian Creek Drive- The Fantastic Christmas Mobile	18301 Wood Thrush Circle- Gummy Drop Wonder
18441 Indian Creek Drive- Christmas Treasure Land	
18421 Indian Creek Drive- Arctic Fun	
18210 Indian Creek Drive- Jingle Bell Rock	

Holiday Caroling 2015 by Gina Lochtie

The rains came but eventually stopped long enough for us to have a relatively dry celebration this year. Thank you to Dana Graf who once again helped lead us with his booming baritone vocals. And thanks to Linda Fuchs and her lovely songbird daughters for their cheerful enthusiasm. And a special thanks to Ken and Martine Kaufmann for hosting our after-singing party! Our social events are only successful when they can be shared. So to all of you who came and sang your hearts out and joined in on the fun, our deepest gratitude. Happy 2016!

Ken reports that "a very nice blue hooded Killtec jacket with lime green trim was left on a chair at the party...looks like it would fit an older child; no name or size. We also found a tan umbrella." Items are hanging by the Kaufmanns' front door, 18421 Deer Oak Avenue.

Farewell and Thanks to Don Page

As noted in the President's Comments Don Page has stepped down. He brought great energy to his role on the Board, along with a sharp eye on finances, a depth of knowledge in so many areas, and an ability to negotiate very favorable contracts with service providers on the neighborhood's behalf. Thank you, Don, for your hours and years of work for our neighborhood.

BWHA January Secretary Notes by Jo Anne Lee

Board Members Attending: Kathy Taylor, Ken Kaufmann, Holly Gosewehr, Linda Fuchs, Stacy Freyer, Jo Anne Lee and Claudia Kehoe.

Kathy opened the monthly meeting with introduction of guests. Guest present were: Sally Page, Nancy Wike and Daniel Rocheleau

Treasurer: All dues assessments were out by 12/31/15. Those who are on an autopay system please be sure to alter your draft to reflect the new quarterly amount.

Committee Reports:

Pool: Holly presented three bids to re-plaster the pool. The board voted and passed a motion to accept the Medford and Meyer bid of \$24,895 with timeline of work to begin in February and be completed the end of March. Holly will check to ensure the bid includes Medford and Meyer relieve hydrostatic pressure in pool. Next task is to select a pool service.

Communications: Newsletter is out, thanks to Ken Kaufmann who delivered 80% of them. 170 copies printed at a cost of \$87. Martine Kaufmann and Andy Hoyt have been involved in the hands-on management of the neighborhood websites. Claudia has been reviewing the websites and will work to coordinate the sites. Neighborhood Link (www.bwhoa.org) has been renewed.

Ken gave a demonstration of Google docs as a place to hold permanent records of the association. It is a stable and secure format. BWHOA.org is for approved people only (i.e. homeowners), with some parts open to the public.

Common Area Maintenance: Nothing to report.

Social: Caroling evening was successful.

Architectural Approvals: 1) 4970 Centerwood St.--To replace fence and gate on east side of house. Replace damaged siding. 2) 18660 Woodduck Way--To relocate portions of rear fence and move it farther onto property.

Unfinished Business:

Common Area Encroachments: The board received the work product from the surveyor today. So far, the Common Area Encroachment committee includes Claudia Kehoe and Gary Heligman. They would like more members on the committee.

Don Page resigned his position on the board effective immediately. He has been serving as Chair of the Common Area Maintenance Committee.

Next meeting is January 8, 2016 at 7:00 P.M. Linda Fuchs' home, 18571 Waxwing Way. Ken made the motion to adjourn; Stacy seconded. Meeting adjourned at 8:30P.M

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 \$4,503 has been collected for the year. Yearly dues for 2016 are \$644.00.

Please change your auto payment to \$161.00 if you pay quarterly.

Balance Sheet

ASSETS	<u>Dec '15</u>	<u>Dec '14</u>
Operating Cash	16,055	22,914
Reserve & Renewal Savings	50,035	40,004
Total Cash	<u>66,090</u>	<u>72,919</u>
Accounts Receivable	4,502	6,129
Less Allowance for Doubtful	-2,000	-2,000
Undeposited Funds	281	0
Prepaid Insurance	1,860	1,755
Total Assets	<u>70,733</u>	<u>78,803</u>
LIABILITY		
Accounts Payable	<u>972</u>	1,316
EQUITY		
Fund Balance, beginning	77,488	68,459
Net Income	<u>-7,727</u>	9,026
Total Fund Balance	<u>69,761</u>	<u>77,485</u>
Total Liability & Equity	<u>70,733</u>	<u>78,803</u>

Profit & Loss - Budget to Actual

REVENUE	<u>Dec '15</u>	<u>Budget</u>	<u>Variance</u>
Assessments	98,532	98,112	
less Bad Debt	0	-3,000	
Finance Charge & Fines	4,679		
Other	<u>1,329</u>	<u>2,600</u>	
	<u>104,540</u>	<u>97,712</u>	6,828
EXPENSE			
Pool Operation	-41,668	-40,000	
Common Area	-14,072	-21,100	
Social	-2,736	-4,000	
Trash & Yard Debris	-4,471	-7,500	
Communications	-1,881	-2,500	
Administration	<u>-13,112</u>	<u>-14,300</u>	
	<u>-77,940</u>	<u>-89,400</u>	-11,460
CAPITAL			
Pool Capital	-19,146	-18,000	
Common Area Capital	<u>-15,177</u>	<u>-10,400</u>	
	<u>-34,323</u>	<u>-28,400</u>	4,777
Transfer (to) from Reserve	<u>0</u>	<u>21,000</u>	21,000
Net Income	<u>-7,727</u>	912	<u>-8,635</u>

2015 Results: Net Operating Income was \$26,600 for the year. Investment in Pool Capital was (\$19,146) to plaster and refurbish small pool, replace westside fence, update bathrooms, add lifeguard shed for supplies, and replace water heater. Common Area Capital was (\$15,177) for slurry coating the paths, mailbox, and westside and center boundary surveys. Combined Net Loss, on a cashflow basis, was (\$7,727). A Transfer from Reserve Cash to Operating Cash was budgeted to cover this net loss, but based on cash on hand at the end of the year, this transfer was not necessary at this time and will be carried over to 2016.

Architectural Approvals – Who, When, How & Why?

Who: All HOA members who intend to change the exterior of their property. This includes painting; removing, replacing and/or installing decks, roofs, windows, doors, fences, walls, siding, walk – and driveways, gutters, sheds, and hot tubs; even if the material, design and location are identical to an existing feature.

When: BEFORE work starts, a completed Exterior Change Request form must be submitted to the Architectural Chair. There are 4 types of Change Request forms: *Paint, Roof, Fence and General*. Allow for a maximum of 30 days for approval.

How: Download, print or request a form by phone or email. Forms are available on our website: www.bwhoa.org; or contact the Architectural Chair: Linda Fuchs : noblends@gmail.com/503.515.5955. Forms may be hand delivered and picked up from your home on request.

Why: To provide homeowners with the necessary information and guidelines regarding recommended paint colors, fence policy enforcement and approved roofing materials. In addition, this provides a record of a residence's changes and approvals, to benefit current and future homeowners.

Please note that members who carry out exterior work on their homes without written approval from the Architectural Committee are in violation of the CC&R's (Article III, Section 4) and may be required to re-do or remove non-approved projects, as well as be subject to fines.

Thanks for reading!

News of our Neighbors

Longtime Deer Oak neighbor **Carl Yackel** passed away Friday, January 22. Hospice had been caring for Carl for several weeks. A memorial service is scheduled for Carl at Lake Grove Presbyterian Church on February 12, at 3:00p.m.

Deer Oak neighbors **Kate & Ana Peters** placed in the top 25 in the USA Track and Field National Junior Olympic Cross Country Championships on Dec 12 in Albuquerque, NM earning both girls the honor of being All Americans. Ana placed 2nd out of 197 girls age 8 and under. Kate placed 21st out of 294 girls age 9-10. Prior to Nationals, the sisters both won the USATF Junior Olympic State meet on Nov 7 in their age divisions. Ana won the USATF regional meet and Kate placed 2nd in their age divisions on Nov 21 in Pasco, WA.

Owen Kaufmann will be participating in the high school solo competition at the NASA (North American Saxophone Alliance) conference at Texas Tech University on March 12. He is one of twelve finalists chosen from North American high schools. Owen is honored by the invitation and looks forward to performing before several of his saxophone idols at the conference. Last spring, Owen placed second in the All-State Saxophone Solo competition. He is currently a junior at Lakeridge High School, and plays soprano, alto, and tenor sax for the Lakeridge Wind Ensemble, Lakeridge Jazz Band, musical pit orchestra, and the Portland Youth Wind Ensemble. Good Luck, Owen!

The new BWHOA directory delivered with this edition of the Woodsman is the hard work of **Martine Kaufmann** and **Gina Lochtie**. They have worked diligently to gather accurate information and put it in a readable format. Let any board member know if a correction needs to be made to the web edition. Thank you, Gina and Martine.

When taking your dog for a loop
You know that he's likely to ____!
Concrete or grass,
You don't get a pass.
Have something with which you can scoop.



Bryant Neighborhood Association "Re-Launches," City Announces Improvement Plan by Claudia Kehoe

On Tuesday January 19th a meeting was held at Lakeridge Junior High to revive the Bryant Neighborhood Association and to hear from a city planner about plans for the South West Employment Area. A new board was convened from volunteers who attended the meeting.

Distinct from our BWHOA, the Bryant N.A. is one of 23 neighborhood groups within Lake Oswego. One purpose of the group is to keep residents apprised of plans and activities that can affect the neighborhood and to serve as a point of contact for the city.

Other neighborhood associations in L.O. are active and organized around emergency preparedness, park clean-up, art installations, and meet-and-greet events. The city offers grants to neighborhood associations to help support projects like these. As an example, a grant was used to pay, in part, for the totem sculpture at the Jean Road fire station.

Sarah Selden, a senior planner with the city, was at the meeting to facilitate the re-launch, and to outline plans for the nearby South West Employment Area and answer questions.

The SWEA is a stretched-out, angular hour-glass shaped area that runs from the northeast to the southwest with Boones Ferry as its major corridor. The train tracks on either end basically define those borders. A small part of this improvement area falls within the Bryant Neighborhood. The city sees this as an area ripe for redevelopment in the near future with office buildings over retail and perhaps in some places housing over retail space. Plans are already in place to change the intersection at Jean and Lakeview to accommodate traffic and make a safer intersection.

For more details on the SWEA visit <http://ci.oswego.or.us/projects>. Under "Search," enter LU 15-0077" then press "Submit." A public hearing is planned for January 25 at 6:30 p.m. in City Hall Council Chambers.

As the Bryant Neighborhood Association becomes more active and makes plans, the Woodsman will let you know how to find the group on social media and keep you informed of its activities.

About the Encroachment Committee

Still looking for interested parties to serve on this temporary committee. It may help you make the decision to join to know that the job of this group is not to serve as "judge, jury, and executioner" on those properties with encroachments into BWHOA common areas, but to take a neutral look at them and create a slate of suggestions for the Board to consider in resolving them. This committee could definitely use the help of property owners who have no encroachment issues, to help ensure a well-rounded and unbiased report. Anticipate a walk-through of affected common areas, a very few meetings to talk things over, a bit of reading from other HOAs that have faced this situation and how they handled it. We hope to begin work soon now that our surveys are complete. Please contact Claudia Kehoe if you are interested.

Looking for a few "Geese"— submitted by Claudia Kehoe

I first encountered this inspirational piece decades ago in a church bulletin, and while I can't find that piece of paper now the content of the essay has stuck with me. Thank goodness for the Internet. There are several versions out there but it's so well-written and clear that the words don't vary all that much. As you glance through this newsletter one more time before filing it either in the recycling bin or an archive, I hope you will consider hanging on to this essay or, better yet, acting on it by taking on a role to help keep our neighborhood a special place. As you can see from requests for folks to step into committee or board roles, it's time or a few new geese to take their place toward the front. (cont'd.)

The Sense God Gave a Goose

When you see geese heading south for the winter flying along in the "V" formation, you might consider what science has discovered as to why they fly that way.

FACT: As each bird flaps its wings, it creates an "uplift" for the bird immediately following. By flying in the "V" formation, the whole flock has at least 71% greater flying range than if each bird flew on its own.

LESSON: People who share a common direction and sense of community can get where they are going more quickly and easily because they are traveling on the thrust of one another.

FACT: When a goose flies out of formation, it suddenly feels the drag and resistance of trying to go it alone. It quickly

gets back into formation to take advantage of the lifting power of the bird in front of it.

LESSON: If we have as much common sense as a goose, we stay in formation with those headed where we want to go. We are willing to accept their help and give our help to others. It is harder to do something alone than together.

FACT: When the lead goose gets tired, it rotates back into the formation, and another goose flies to the point position.

LESSON: It is sensible to take turns doing the hard and demanding tasks and sharing leadership. As with geese, people are inter-dependent on each other's skills, capabilities, and unique arrangements of gifts, talents, or resources.

FACT: The geese flying in formation honk from behind to encourage those up front to keep up their speed.

LESSON: We need to make sure our honking is encouraging. In groups where there is encouragement, the production is much greater. The power of encouragement (to stand by one's heart or core values and encourage the heart and core of others) is the quality of honking we seek. We need to make sure our honking is encouraging and not discouraging.

FACT: When a goose gets sick, wounded, or shot down, two other geese will drop out of formation with that goose and follow it down to lend help and protection. They stay with the fallen goose until it dies or is able to fly again. Then, they launch out on their own, or with another formation to catch up with their flock.

LESSON: If we have the sense God gave a goose, we will stand by our colleagues and each other in difficult times as well as in good! **–Author unknown**



President - Kathy Taylor president@bwhoa.org

Vice President - Ken Kaufmann vp@bwhoa.org

Treasurer - Stacy Freyer treasurer@bwhoa.org

Secretary - Jo Anne Lee secretary@bwhoa.org

Architectural Chair - Linda Fuchs architectural@bwhoa.org

Communications/Newsletter Chair - Claudia Kehoe communications@bwhoa.org

Pool Chair - Holly Gosewehr pool@bwhoa.org

Common Area Chair - **OPEN** commons@bwhoa.org

Social Chair - Gina Lochtie social@bwhoa.org