



The Woodsman

A member publication for the residents of Bryant Woods

February 2016

UPCOMING BRYANT WOODS EVENTS:

March Board Meeting: March 14, 7:00 p.m., 18571 Waxwing Way.
 Annual Egg Hunt March 26th 10:30 a.m.
 Annual Garage Sale June 19th 9:00-3:00
 Neighborhood Dumpsters June 18-21st tentative

President's Comments

by Kathy Taylor and Claudia Kehoe

Surveys maps of the Common Areas are close to being finalized and are being analyzed. Once the surveyor is finished they will be recorded with the County and available to members on the bwhoa.org website. Here are some of the highlights:

- Of the 69 lots adjacent to common areas, 61% are encroaching (42% fences, 19% other).
- Other encroachments include play structures, lawns/hardscaping/landscaping, sheds, decks, furniture, irrigation, compost piles, etc.
- Some encroachments are pie shaped or semicircular; others involve only a small section, not the full length of fence adjacent to the common area.
- Count of fence encroachments:

| | |
|---------------------|-----------|
| Less than 1' | 11 |
| Between 1' and 5' | 8 |
| Between 5' and 10' | 4 |
| Between 10' and 22' | <u>6</u> |
| | <u>29</u> |

It took many years for the current situation to evolve, and it will take time to resolve. We ask everyone to please be patient and kind as we take on a necessary but uncomfortable issue.

We are calling neighbors with encroachments to let them know that the Board is seeking a solution and would like to work with them. So far we have discovered that many were not aware their fence encroached until stakes ended up in their yards. Records of past architectural approvals may not be complete. Many fences were installed before the current owner moved in. Some were installed with Board knowledge and/or approval. Often the current owner put a fence in the same location as a previously existing fence.

The Encroachment Committee is working on a proposal to present to the Board for consideration, but we want feedback from the community before a proposal is drafted. Some concepts being discussed are:

- Over the long term, Common Area should be restored for the benefit of current and future homeowners.

- Perfectly good fences may be retained for their useful life, but a reasonable deadline must be established for replacement on the correct property line.
- How can we best let buyers know their new home comes with an agreement?
- This process must be neighborly, amicable and solutions-oriented.
- Everyone must be treated fairly and equitably.
- We promise to treat people with respect and hope to be treated the same.

...One More IMPORTANT Thing!!

Now that the survey is completed, many are no doubt wondering when the highly visible (and somewhat unsightly) pink tape and white stakes will be removed. At least one elegant and permanent solution has been devised—please be patient and leave all markers in place until Common Area and Encroachment Committees remove them. We appreciate your cooperation.

Remembering Carl Yackel

The air up there in the clouds is very pure and fine, bracing and delicious. And why shouldn't it be? It is the same the angels breathe." » Mark Twain

As reported in last month's Woodsman, Deer Oak lost a special neighbor with the death of Carl Yackel of Deer Oak Circle in late January. Friend and neighbor Pam Fuller confirmed a fond memory I have that he once announced in this newsletter that any child accompanied by an adult could come choose one of the model airplanes he had built—and he had dozens. Flying was his passion, and his WWII uniform was displayed at his memorial. He once had to jump from his bomber but landed safely and kept the parachute, airing it out once a year. Our condolences to Fran and family. --Claudia Kehoe

CC&R Clarification by Linda Fuchs

Holiday decorations? Refuse containers? Empty flowerpots? Woodpiles?

As homeowners, we deal with these items throughout the year, generally following the common sense, established norms we observe around us, consulting the pertinent sections of the CC&Rs as needed or receiving guidance from the Board and its Architectural and Maintenance Committees.

In particular, Article III of the CC&Rs describes specific restrictions (such as: no signs except political & realtor; no storage or disposal in the Common Area; no visibility of stored boats and RVs). Other sections use language that is broader, which brings to light the need to provide guidelines that are understandable to all.

A four-page CC&R Clarification has been prepared in draft form for homeowners to read, question and comment upon. You may access this document on the HOA website (www.bwhoa.org), posted under *Pages and Links*. Your input is most welcome.

"The flowers of late winter and early spring occupy places in our hearts well out of proportion to their size."

- Gertrude S. Wister

Secretary's Notes
Minutes taken by Ken Kaufmann, edited for brevity by Claudia Kehoe

Monday, February 8, 2016, Linda Fuchs' home, 18571 Waxwing Way

Board Members Attending: Kathy Taylor, Ken Kaufmann, Holly Gosewehr, Linda Fuchs, Stacy Freyer, Claudia Kehoe, and Gary Heligman (Mr. Heligman was appointed to the Board at the meeting).

Attendees: Dave Bauer, Bill DeBuhr, Martine Kaufmann, and Sally Page

January Minutes were approved as corrected.

New Board member appointed: BWHOA member Gary Heligman offered to step into the Board position vacated by Don Page. After Gary introduced himself and gave a brief biography. His election to the Board was unanimously approved.

External Encroachment update: Ken is still trying to make contact with two neighbors on Deerbrush about their fences. He will report again at the March Board meeting.

Internal Encroachment update: Claudia reported that the surveys are now complete and have identified approximately 29 fence encroachments ranging from 0.2' to 21.8' as well as approximately ten other instances of private property in the common area. A goal of the Encroachment Committee is to preserve BWHOA ownership of all of the common area and eventually restore all fences to the platted boundaries in a cooperative, pragmatic manner. Claudia gave a proposed schedule for development and implementation of a solution. At the request of a Board member, we will consider recording the history of each encroachment in the address's architectural file.

Pool: A contract for the pool replaster has been signed. Replaster will begin by the end of February. Holly is evaluating pool service and maintenance support options for this summer. Is planning to install bark behind the pool ASAP.

CC&R Clarification: Linda shared a draft *Clarification of the CC&Rs* providing guidance regarding the restrictions on uses of property and maintenance requirements of Article III of the CC&Rs.

Bookkeeper & CPA hiring: BWHOA will engage Tracy Fisher, CPA, to perform the Association's 2015 taxes for \$350. Stacy is still looking for a bookkeeper and a CPA to conduct the 2015 financial review. It was suggested and approved that the BWHOA records be stored in a more secure location until a permanent repository can be established.

Treasurer's report: 45% of 2016 dues have been collected. Persons who have not paid as of January 31st received finance charges (10% per annum for the quarter not received). Year to date financial statements will be printed in the *Woodsmen*.

Social Committee: Calendar of upcoming events was established. We will investigate the feasibility of adding free paper shredding to BWHOA's annual free dumpster days.

Grant Application: Kathy submitted an application for a \$1,000 grant from the City for native plants for the Common Area.

Common Area maintenance: Gary assumed the position of Common Area chair. Lake Oswego roofing will be repairing the roof on the shed later this month.

Architectural approvals: No architectural approvals were given in January.

Next meeting is March 14, 2016 at 7:00 P.M. Linda Fuchs' home, 18571 Waxwing Way.

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: About 45% of all dues have been collected. Yearly dues for 2016 are \$644.00.

Balance Sheet

| ASSETS | <u>Jan '16</u> | <u>Jan '15</u> |
|-------------------------------------|----------------|----------------|
| Operating Cash | 59,410 | 57,880 |
| Reserve & Renewal Savings | <u>50,038</u> | <u>50,007</u> |
| Total Cash | <u>109,448</u> | <u>107,887</u> |
| Other <u> 3</u> | <u>1,300</u> | |
| Accounts Receivable | 59,695 | 59,825 |
| Less Allowance for Doubtful | -2,000 | -2,000 |
| Undeposited Funds | 0 | 0 |
| Prepaid Insurance | <u>1,550</u> | <u>1,542</u> |
| Social -38 | -3,550 | |
| Total Assets | <u>168,973</u> | <u>167,254</u> |
| Communications | -350 | -2,300 |
| LIABILITY | | |
| Accounts Payable | <u>377</u> | <u>4,989</u> |
| CAPITAL | | |
| EQUITY | | |
| Fund Balance, beginning | 67,979 | 77,486 |
| Net Income | <u>100,336</u> | <u>84,779</u> |
| Total Fund Balance | <u>168,315</u> | <u>162,265</u> |
| Total Liability & Equity | <u>168,692</u> | <u>167,254</u> |

Profit & Loss - Budget to Actual

| REVENUE | <u>Jan ,16</u> | <u>Budget</u> | <u>Variance</u> |
|----------------------------|----------------|----------------|-----------------|
| Assessments | 103,040 | 103,040 | |
| less Bad Debt | 0 | 0 | |
| Finance Charge & Fines | 0 | 730 | |
| | <u>103,043</u> | <u>105,070</u> | -2,027 |
| EXPENSE | | | |
| Pool Operation | -1,299 | -39,950 | |
| Common Area | -680 | -18,760 | |
| Trash & Yard Debris | -0 | -6,400 | |
| Administration | <u>-387</u> | <u>-22,400</u> | |
| | <u>-2,754</u> | <u>-93,360</u> | 90,606 |
| Pool Capital | 0 | -25,000 | |
| Common Area Capital | <u>-47</u> | <u>0</u> | |
| | <u>--47</u> | <u>-25,000</u> | --25,047 |
| Transfer (to) from Reserve | <u>0</u> | <u>15,000</u> | <u>15,000</u> |
| Net Income | <u>100,336</u> | <u>1,710</u> | <u>98,626</u> |

February in the Garden

Sharpen your pruning shears and get out there! This is a perfect time to prune not only roses, but also deciduous summer-blooming shrubs and trees and vining ornamentals like clematis.

- 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 – Gary Heligman commons@bwhoa.org
- Social Chair - Gina Lochtie social@bwhoa.org

Classified Ads can be found in previous editions of the *Woodsmen* on www.bwhoa.org