



The Woodsman

A member publication for the residents of Bryant Woods

March 2016

Annual Egg Hunt—Saturday March 26th—10:30

It's an Egg-stravaganza!

Little egg hunters meet behind the pool at Friendship Park! Children will be hippity-hopping off the starting line in three age groups: 0-3, 4-6, and 7-11. Rain or shine, bring your baskets—parents, bring your cameras. Find the “Golden” Egg and win a prize. Coffee will be provided. If you would like to help the Easter bunny hide eggs that morning please contact Gina Lochtie:
gigilochtie@yahoo.com--or 503-349-7174.

President's Comments By Kathy Taylor

BWFOA.org: Our website is a great source of information for homeowners. You can find architectural change forms, policies, legal documents (CC&Rs, By-laws), maps, meeting agendas and minutes, budgets and photos. Some items are available to guests. Homeowners must register, which will be approved by a board member, then sign in to see all the documents. This website is a secure site to store all our valuable information so that all homeowners can access it easily.

Common Area Encroachments: All the surveys are finalized and the board had its first opportunity to discuss options at the March meeting. Our overall concern is to bring common area boundaries into compliance with sensitivity to the needs of homeowners.

CC&R Clarifications by Kathy Taylor and Linda Fuchs

CC&R's Clarification: On Monday the 14th our Board meeting was attended by several neighbors; this is the great news. It's nice for neighbors to attend board meeting and provide input and insight to our discussions. It was also unfortunate because many attended based on a false sense of alarm. An anonymous flyer left on their doorsteps misstated the situation and implied that the CC&R's were changing (they are not), that there are new restrictions (this is wrong), and that those changes would be retroactive (of course not). The flyer was not signed. Our long held view is that anonymous items are malicious and sent with the intent to incite discord; anonymous items are best shredded and ignored.

The draft **CC&R's Clarification** document was handed out at the February meeting; it was written about in the Woodsman last month. The items included in the document were from past board and committee actions and other documents from our files. We had planned our first discussion on the topic for our March meeting so the board could offer their changes, updates and clarifications and to debate issues. We listened to ideas & concerns of the neighbors but ran out of time for board discussion, so it will be on the agenda next month. Watch the website for updated versions of the document as changes are made. Board action will be documented in the Woodsman.

Encroachment Committee by Claudia Kehoe

A very productive meeting was held March 1 with Claudia Kehoe, Gary Heligman, Kathy Taylor (as President), and Ken Kaufmann in attendance. The Encroachment Committee's purpose is to bring proposals to the Board.

The surveys of property lines are complete, have been filed with Clackamas County, and will soon be up on the bwhoa.org website in PDF form for members to view. Kathy and Claudia reported having spoken personally with most of the people who have encroachments. Responses were overwhelmingly understanding.

After lengthy discussion it was determined that the most equitable and generous solution is to offer those with encroachments into the Common Area the opportunity to sign an agreement with a long timeline. The end result is fences being rebuilt on the surveyed line when the time for replacement comes. We are working on similar language for encroachments that are not structural in nature, such as landscaping.

At the March 14 Board Meeting this idea was refined further. Now that we have Board input, a draft will be written and presented to the Board.

Pool Season Jobs Available by Holly Gosewehr

Hiring for Lifeguards and Maintenance staff will be going on now through April 30th. Lifeguards should be 17 or older and Red Cross certified Lifeguards. Roughly 10-20 hours a week. Pay varies from minimum wage to more depending on years of service, job responsibilities, and experience.

Maintenance staff should be 16 or older and would work roughly 6-10 hours a week. Again minimum wage or more depending on experience and previous time at pool.

All applicants should plan on least 8 solid weeks of availability between May 30th and September 25th or so. Obviously, due to school commitments availability may differ. Everyone works a shift on July 4th.

If you are interested please call Holly Gosewehr, pool manager, at 503-699-8797 or email puananig@comcast.net. Thanks!

Secretary's Notes by Jo Anne Lee

Treasurer report: Tracy Fisher was hired as our accountant and taxes have been filed. Stacy reported 53% of all dues have been collected to date.

Committee Reports:

Pool: Work on the pool continues. Leaking pipe has been replaced. The cost to determine the location of the leak was \$575. Some of the remaining work includes decks washed and painted and white paint around the little pool. Moss will be removed from roof.

Communications: Claudia reported there were 180 copies of the newsletter printed at a cost of \$90. Newsletter will be distributed a week earlier this month in part to help promote the upcoming Easter Egg hunt.

Common Area Maintenance: Tree trimming debris had been dumped into the eastern common area and has now been cleaned up. Martine Kaufmann continues to be in survey markers and Gary will help with the remaining. There is new bark dust in front area of park and on triangle.

CC&R: Linda provided a historical perspective on the CC&R clarification update. Landscaping and sports equipment were discussed. This is a working document with the intent to clarify CC&R

language. Linda reiterated that the CC&R's are not being changed. Updates to the document and will be posted on the BWA website for public input.

Social: Egg hunt is scheduled for March 26, 2016. Yard debris pick up is scheduled for June 17, 2016 to June 20, 2016 with the two dumpsters in the same locations as requested last year.

Architectural: **1) 18768 Wood Duck St.** To replace concrete wall along west side of driveway with natural rock wall (ht. 2'); to build natural, bordered rock path to connect front yard with back yard. **2) 18211 Indian Creek Drive** To build cedar deck (12' x 20') over existing concrete patio in backyard; to build 6' cedar fence along pathway of house – “good-neighbor” type on both sides.

Common Area Encroachments: All 20 neighbors with encroachments into BWA property have been contacted. The Common Area Encroachment committee will again make contact with these neighbors to discuss these encroachments.

External Encroachments: There are a total of 7 remaining external encroachments. Of these 7, 4 have come to agreements and 3 are still in process.

Ken made a motion to convene an executive session. Motion carried. Moved into executive session to discuss encroachment legal issues.

Next meeting is April 11 at 7:00 P.M. Linda Fuchs' home, 18571 Waxwing Way.

Treasurer's Report by Stacy Freyer

Please remit payment to: BWHOA, 18275 Indian Creek Drive, Lake Oswego, OR 97035

Dues received: About 50% of all dues have been collected. Yearly dues for 2016 are \$644.00.

Balance Sheet

ASSETS	<u>Feb '16</u>	<u>Feb '15</u>
Operating Cash	51,896	55,181
Reserve & Renewal Savings	<u>50,041</u>	<u>50,008</u>
Total Cash	<u>101,937</u>	<u>105,189</u>
Accounts Receivable	55,226	56,008
Less Allowance for Doubtful	-2,000	-2,000
Undeposited Funds	0	612
Prepaid Insurance	<u>1,240</u>	<u>1,542</u>
Total Assets	<u>156,403</u>	<u>161,351</u>
LIABILITY		
Accounts Payable	<u>942</u>	<u>5,870</u>
EQUITY		
Fund Balance, beginning	67,979	77,486
Net Income	<u>87,482</u>	<u>77,995</u>
Total Fund Balance	<u>155,461</u>	<u>155,481</u>
Total Liability & Equity	<u>156,403</u>	<u>161,351</u>

Profit & Loss - Budget to Actual

REVENUE	<u>Feb '16</u>	<u>Budget</u>	<u>Variance</u>
Assessments	103,040	103,040	
less Bad Debt	0	0	
Finance Charge & Fines	160	730	
Other	<u>7</u>	<u>1,300</u>	
	<u>103,207</u>	<u>105,070</u>	-1,863
EXPENSE			
Pool Operation	-2,280	-39,950	
Common Area	-2169	-18,760	
Social	-66	-3,550	
Trash & Yard Debris	-0	-6,400	
Communications	-444	-2,300	
Administration	<u>-812</u>	<u>-22,400</u>	
	<u>-5,771</u>	<u>-93,360</u>	87,589
CAPITAL			
Pool Capital	10,000	-25,000	
Common Area Capital	-47	<u>0</u>	
	<u>9,653</u>	<u>-25,000</u>	-15,347
Transfer (to) from Reserve	<u>0</u>	<u>15,000</u>	<u>15,000</u>
Net Income	<u>87,482</u>	<u>1,710</u>	<u>85,772</u>

Did you know...

The February issue of the Woodsman (4 pages) cost 50 cents each to print. Help the association save money--and keep paper out of the waste/recycling stream--by receiving the newsletter in digital form via email. It's easy! Send your preferred email address to communications@bwhoa.org.

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