



The Woodsman

A member publication for the residents of Bryant Woods

April 2016

Here Comes the Busy Season!

Be sure to note these dates and events on your calendar. Details in this issue.

May 9 (Monday) --Board meeting, 7:00 pm, 18571 Waxwing Way
May 14 (Saturday)--10am-12 – Pool key exchange at Pool
May 15 (Sunday)-- 1-3pm – Pool key exchange at Pool
May 21 (Saturday)--10am-12 – Pool key exchange at Pool
May 28 (Saturday)--Pool Opens at 10am, also pool key exchange 10-12.
June 4 (Saturday)- Lake Oswego Community Clean Up Day
June 17-20 (Friday-Monday)--BWHOA Dumpster Days **IMPORTANT! See article.**
June 18 (Saturday)--BWHOA Garage Sale , 9 am-3pm.
June 25, July 2, 9, 16 & 23 (Saturdays)—Water Aerobics 10:30-11:30 am
July 4 (Monday)--Parade and BBQ, 12:00
July 11-22, Swim lessons-- 1st Session, M-F, from 10am-12.
July 25-Aug. 5, Swim Lessons-- 2nd Session, M-F, from 10am-12.

Free Dumpster Days June 17-20

Please note this is NOT a trash pickup day. **Unwanted material and items should NOT be left in cul-de-sacs or at the curb.** Your material may qualify for Lake Oswego Community Clean Up Day, Saturday June 4. The city is offering free recycling, donation and bulky waste disposal, 10 am to 1 pm courtesy of Metro. See link for details:
<http://www.ci.oswego.or.us/sustainability/community-clean-day-and-bulky-waste-disposal>

Two dumpsters from the City for clean landfill materials will be located at 1) Centerwood and Indian Creek, and 2) Wood Thrush, adjacent to the pool. Please remember NO fertilizer, asbestos, manure, Industrial waste, sealed drums of any kind, oil contaminated soil, batteries, liquid waste, paints, hazardous or toxic waste, infectious waste, tires, televisions, computers or monitors.

Please help the BWHOA save money by using the free City-provided dumpsters and by watching for people coming in from outside the neighborhood to drop off their discards. We are planning for a Fall BWHOA trash pick up and are thinking of adding a day for document shredding. Dates to follow.

Annual Garage Sale June 18th

Clean out your closets and get ready for our neighborhood garage sale, Saturday June 18th from 9-3. We will have signs up and it will be advertised in the Review and on Craigslist. Have fun selling and buying your neighbors' treasures!

Pool Opens May 28

Are you ready for summer? Are you ready for our beautiful, newly plastered, large pool? If so, check the important dates on the front page of this Woodsman for key exchange and opening day. Just a reminder, all association dues must be up to date to receive a key. Payment of any type made at pool on day of key exchange must be by check.

We will be offering two swim lesson sessions again this year. 1st Session, July 11-22, M-F, from 10am-12 pm. 2nd Session, July 25-Aug. 5, M-F, from 10am-12 pm. Forms will be available near the gate in a black mailbox. Actual lesson time will be based on the swimmer's ability. Cost per session is \$60 for residents and \$75 for non-residents.

Water Aerobics Classes are Back!

Check your summer calendars and join the fun--exercise at the pool with Wendy Berton! Wendy leads the Portland running group Run 4 UR Life!, teaches BarreBodies fitness classes, and as a former competitive swimmer has taught water fitness her whole life. Her enthusiasm and energy are contagious – it is a delight to welcome her back to the BW pool. Cost is \$35.00 for a set of 5 classes. Water barbells will be provided to the first 7 enrolled. Ages 16 + First Session: June 25, July 2, 9, 16 & 23 (Saturdays), from 10:30-11:30 am. Contact Linda Fuchs (noblends@gmail.com/503.515.5955) to reserve your place.

Keeping Our Neighborhood Safe and Secure

The evening of April 17 two male youths attempted to get in the back gate of the pool by hitting the lock with a baseball bat. The paint is chipped, but they were unsuccessful. A witness contacted police. People seeing vandalism should immediately call 911.

As of April 18, three children's bicycles had been left at the north entrance to central path from Indian Creek Drive for several days. Police were contacted and the bikes were picked up by them for safekeeping.

Locking Mailboxes-- Last year BWHOA installed a locking mailbox by the pool. Mailbox Solutions LLC, a local company in Tualatin, did a nice job for about \$500. Based on the reports of mailbox theft in Lake Oswego, it might be something to consider.

The Egg-Stravaganza Wrap-Up!

What a beautiful morning we had for our 2016 hunt. A big thank you to Ken and Martine Kaufmann who helped set up coffee and tea. Thank you to Scarlett and Leo Braunschweig and Sienna Lochtie for helping fill and hide those precious eggs. It is always so much fun to watch the adorable hunters. Our "Golden Egg" winners this year were: Ashley Frank- who won a plush duck, Princess Leia (alias Sydney Lindsey)- \$10 Target gift card, Cade Shilperoort-\$10 Target gift card.

President's Comments by Kathy Taylor

Good drainage makes for good neighbors: While work proceeds with the fence encroachments, another issue has come to the surface. Actually, it's the surface water that runs across the Common Area (or onto your neighbor's property). Diverting your rain downspouts or sump pumps onto another's land is not legal and may cause damage to trees and downhill property. If the natural drainage flow of the land is altered with a trench or ditch the problem is exacerbated.

If you suspect your surface water might be directed into the Common Area, contact me, or any board member and together we can find a way to resolve this over the summer. You might ask landscapers for suggestions such as a catch basin, French drain, berm, or developing absorption areas. Harnessing unwanted water for irrigation in a rain barrel is also a good idea.

Keep in mind that impermeable surfaces exacerbate the problem, so before you build patios, walkways, or structures that restrict the natural percolation of rainwater into the ground figure out a method to catch and release the surface water safely. If not, you may inadvertently cause problems for yourself or your neighbors.

If you know about man-made ditches/trenches or areas of standing water in the Common Area, please contact us. The Common Area committee already has plans to eradicate one trench this spring.

Standing Water: Staying with my water theme, please check your area for standing water that may become a breeding ground for mosquitoes. According to the CDC, as of today, there are no locally acquired vector-borne cases of Zika in the US, but it will be more pleasant in the neighborhood without these pests.

Encroachment: Committee Progress by Claudia Kehoe

The Encroachment Committee has put in many hours of thought and meeting time, consulted attorney Scott Wyse, and listened to input from members and the Board to come up with a solution to the dozens of private fences and structures encroaching into the Common Area. Approximately half of all lots bordering Common Area have encroachments ranging from a few inches to many feet.

The Board is planning to restore the Common Area boundary when such structures are moved, replaced, or taken down.

Why are we so interested in preserving the Common Area? It is an asset to the overall feeling of the neighborhood. When this area was developed, the preservation of Common Area was one of the compromises made by the developer in exchange for what were then very small lot sizes. They were able to get more buildable spaces and yet keep us from feeling like we are living on top of each other. Birds and native plants thrive in these areas with our stewardship.

It is worth noting that the encroachments came about over many years, likely due to neighborly agreements to avoid an obstacle or undefined property lines, past Boards differing in their approach to policy and enforcement, etc. This is why we are looking at a solution with a long timeline - to give our neighbors time to plan for any necessary changes.

At the May meeting we plan to ask the Board to vote to approve letters to homeowners and a 20-year permit. We do not do so lightly. We are being careful and thoughtful in educating ourselves. We know that no proposed solution can please everyone but we are working hard to devise a resolution that requires no legal action.

Secretary's Notes by Jo Anne Lee

Treasurer report: Tracy Fisher, the accountant who filed our taxes, will be contacted to bid on a financial statement review after tax season. Stacy reported 58% of all dues have been collected to date.

Committee Reports:

Pool: Rates on swim lessons will increase from \$55 to \$60 for residents and \$65 to \$75 for non-residents. Swim lessons will be 30 minute sessions and last two weeks, Monday through Friday between the hours of 10:00 am - noon.

The fee for parties of up to 25 people will increase from \$40 to \$50, because parties require an extra guard. There will continue to be a \$25 refundable cleaning deposit. Parties may reserve the upper deck and may last up to 3 hours. Currently Holly is hiring 5 lifeguards and 3 to 4 people for maintenance.

Communications: Claudia reported there were 180 copies of the newsletter printed at a cost of \$90.

Common Area Maintenance: Permanent markers are being placed on survey markers in the east side common area. Gary will order bark dust for friendship and pool areas.

CC&R Update: Linda incorporated feedback from the Board and from members present at the last board meeting. This document continues to be a work and progress and remains in draft form. Linda reported there is an enforcement document from 2007 that the board and homeowners should review.

Social: Gina reported the Egg Hunt was a success with about 50 children attending. The garage sale is set for June 19 and will be advertised on Craigslist and in the Review. The dumpsters are set for June 18-21. Claudia is researching cost for a possible document-shredding event for neighborhood. Gina would like nominees for a Grand Marshall for our annual July 4 parade.

Architectural: 1) 18581 Waxwing Way: To construct an 8' x 8' playhouse in the backyard. 2) 18600 Indian Creek Drive: To build 6 trellises (approx. 8' high) over garden beds in back yard. 3) 5030 Centerwood St.: To replace & paint siding on east & west sides of house & front of chimney. 4) 4865 Sage Hen Way: To replace shake roof with Presidential composite. 5) 18211 Indian Creek Drive: To replace composite roof with Presidential composite. 6) 18715 Indian Creek Drive: To replace concrete driveway with identical to existing driveway. 7) 18361 Wood Thrush Way: To replace front door. 8) 18610 Indian Creek Drive: To replace mailbox with grey metal locking box. 9) 18768 Wood Duck St.: To paint house. 10) 18770 Indian Creek Way: To replace composite roof with Presidential composite.

Common Area Encroachments: All survey documents that show property lines and encroachments are now posted on the BWHOA.org website. Kathy and Claudia contacted homeowners with encroachments. Attorney Scott Wyss is reviewing potential letters to be sent to homeowners.

Meeting was adjourned and moved to Executive Meeting to discuss encroachment legal issues.

Next meeting is May 9 at 7:00 P.M. Linda Fuchs' home, 18571 Waxwing Way

Hooray for the Red, White and...Who??

Is there an unsung hero in our neighborhood? Someone who goes above and beyond every day to make our neighborhood and the world a better place to live? Does that certain someone need a little public recognition? Nominate them to be Grand Marshal of this year's 4th of July parade. Age is no barrier, so think about all the special kids you know, too. Contact Gina Lochtie with your suggestions: gigilochtie@yahoo.com or call her at 503-349-7174.

Treasurer's Report by Stacy Freyer

Statements & Pool Keys: For those paying quarterly, statements went out this week. The second dues installment must be received by April 30 to avoid late fees. The pool keys will be distributed in May to those with current accounts including any late fees. Only checks, no cash, will be accepted at the pool exchange.

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 58% of all dues have been collected. Yearly dues for 2016 are \$644.00.

Balance Sheet

Profit & Loss - Budget to Actual

ASSETS

	<u>Mar '16</u>	<u>Mar '15</u>
Operating Cash	47,059	48,578
Reserve & Renewal Savings	<u>50,044</u>	<u>50,009</u>
Total Cash	<u>97,103</u>	<u>98,587</u>
Accounts Receivable	48,126	48,545
Less Allowance for Doubtful	-2,000	-2,000
Undeposited Funds	0	639
Prepaid Insurance	<u>930</u>	<u>1,687</u>
Total Assets	<u>144,160</u>	<u>147,458</u>

LIABILITY

		Administration
Accounts Payable	<u>-64</u>	<u>4,291</u>

EQUITY

		Pool Capital
Fund Balance, beginning	67,979	77,486
Net Income	<u>76,245</u>	<u>65,682</u>
Total Fund Balance	<u>144,224</u>	<u>143,167</u>
Total Liability & Equity	<u>144,160</u>	<u>147,458</u>

REVENUE

	<u>Mar '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>10</u>	<u>1,300</u>	
	<u>103,210</u>	<u>105,070</u>	-1,863

EXPENSE

Pool Operation	-1,360	-39,950	
Common Area	-3,169	-18,760	
Social	-99	-3,550	
Trash & Yard Debris	-1549	-6,400	
Communications	-448	-2,300	
	<u>-22,400</u>		
	<u>-8,162</u>	<u>-93,360</u>	87,589

CAPITAL

	-25,000		
	<u>-8,803</u>	<u>0</u>	
	<u>-18,804</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>76,244</u>	<u>1,710</u>	<u>85,772</u>

How to Reach Your Board Members

President - Kathy Taylor president@bwhoa.org 503-709-3598

Vice President - Ken Kaufmann vp@bwhoa.org

Treasurer - Stacy Freyer treasurer@bwhoa.org 503-639-9022

Secretary - Jo Anne Lee secretary@bwhoa.org

Architectural Chair - Linda Fuchs architectural@bwhoa.org 503-515-5955

Communications/Newsletter - Claudia Kehoe communications@bwhoa.org 503-639-6596

Pool Chair - Holly Gosewehr pool@bwhoa.org 503-699-8797

Common Area Chair – OPEN-commons@bwhoa.org

Social Chair - Gina Lochtie social@bwhoa.org 503-349-7174