



The Woodsman

A member publication for the residents of Bryant Woods

May 2016 www.bwhoa.org

Dates For Your Calendar

May 21 (Saturday)--10am-12 – Pool key exchange at Pool
May 28 (Saturday)--Pool Opens at 10am, also pool key exchange 10-12.
June 4-5 (Saturday-Sunday) Annual Walk-Through
June 13 (Monday) Board Meeting, & p.m., Fuchs home, 18571 Waxwing Way
June 17-20 (Friday-Monday)--BWHOA Dumpster Days (use dumpsters only—no curb or cul-de-sac piles)
June 18 (Saturday)--BWHOA Garage Sale, 9 am-3pm.
June 25, July 2, 9, 16 & 23 (Saturdays)—Aqua Aerobics 10:30-11:30 a.m.
July 4 (Monday)--Parade and BBQ, 12:00
July 11-22, Swim lessons-- 1st Session, M-F, from 10am-12.

Pool Opens With a Splash May 28th

The big pool is newly plastered and the decks and picnic tables are freshly painted for you to enjoy.

Party plans cannot be approved for dates before June 11th unless a lifeguard is available. Last year showed that that without guards the situation was not safe for that many people (25). Parties now cost \$50 with a \$25 deposit for clean up. Also, due to popular request, we will reserve the deck next to the pool house for scheduled parties.

Swim Lesson and Aqua Aerobics registration forms are in the (new!) mailbox hanging next to the pool gate. If you're interested, please fill them out and turn them in with payment. Forms and payment should go in the normal mailbox at 18275 Indian Creek Drive. Swim lessons have gone up slightly in price. Aqua Aerobics, with Wendy Berton as instructor, is the big news! She's been doing this for 30 years, has worked at the pool in the past, and is lots of fun! Please join us. See you soon.

Time for the Annual Walk-through

Walking through Bryant Woods, no one can deny that our neighborhood has undergone yet another successful spring cleaning: roofs are free of debris and moss; weeds pulled; driveways power washed; obstructive limbs and branches trimmed; clutter removed from the sides of homes. We are looking great!

During the weekend of June 4-5, HOA homeowners (board & non-board members) will walk through the neighborhood to admire your exterior property. This is a good time to glance at the front and sides of your home to catch anything that might remain to be done to keep you in compliance with neighborhood standards.

If you would like to join the walk-through, please contact any board member. The neighborhood will be divided into small sections to make it easy for all, and your walk can be done according to your own schedule. See you around the neighborhood!

We REALLY want to Know What You Think

A Rules Questionnaire is on its way to your front door. Please take the time to read it and complete any sections of importance to you. The more input the Board receives, the better it can represent your priorities, and develop cohesive guidelines for drafting and adopting rules, policies, fines and forms. We look forward to hearing from you.

Encroachment Resolution Letters Mailed

Letters explaining the proposed encroachment resolution were mailed to all property owners Wednesday May 18. Certified letters went to those with an encroachment into the Common Area along with a sample Permit. Letters, permits and maps can all be found on the BWHOA.org website, but you must be a registered user to see them. It is a simple process that can be found on your first visit. A discussion board has also been started on the website. Board members welcome your questions and comments.

President's Comments by Kathy Taylor

Common Area Encroachment: Solutions to Common Area encroachments were complex but the Board is now ready to present a path forward. As with any complex situation, it was a series of compromises. I've said several times: this situation took a long time to happen and it will take time to remedy. You can read more about our proposal in this newsletter or find documents at BWHOA.org. But, going through the process brought up another issue to challenge us. The Board toured the Common Areas and conditions were an eye opener. Blackberries, English Ivy and canary grass are tenacious and abundant.

Common Area Enhancement: A couple steps have been taken already. BWHOA applied for a grant to launch work on this situation. Rod and Patricia Flora Smith on Indian Creek Drive generously donated 2 indigenous trees that will be planted in October. (Thank you so much!) A Common Area Maintenance plan was written and is ready for debate and adoption.

The first problems that must be addressed: canary grass in the West common area, dying trees in the East common area. Then, we tackle English Ivy/Blackberries almost everywhere.

To be successful and cost effective we need volunteers.

Friends: I'm sure you've heard of Friends of Tryon Creek or Friends of Hallinan. If volunteers would form Friends of Bryant Woods Common Area, we could nurture and maintain a more beautiful and desirable nature area. These groups usually are comprised of a core of 10-20 people who work 4 or 5 half days per year. Anyone can help. The benefits are personal satisfaction, working with neighbors (maybe making new friends) and enhancing the beauty and value of our Neighborhood.

As a practical matter, many Common Area projects are 'needs' not 'wants', so either volunteers do them or contractors and landscapers will be hired. Volunteers would be the less costly alternative, don't you agree?

A Friends group would be separate from the Board but coordinate with the Board for support and guidance. Anyone interested should contact a board member.

The Vision: Camassia Natural Area, in West Linn, is a Nature Conservancy Park. I recommend a walk there to see what happens if you remove invasive plants and encourage native plants. This area is similar to our oak areas. (If you go, watch for poison oak!) Much of our common area could look just like this, without the poison oak.

Again, thank you Rod and Patricia Flora Smith. Those trees will help get us launched.

Help Keep Our Neighborhood Looking Good

The HOA Board is looking for individuals to join the Compliance Committee. Following your own flexible schedule, your duties may include contacting homeowners, re-drafting form letters and providing input to the committee regarding improvements in the neighborhood. Contact any Board member for more information. Thank you for pitching in!

Wanted: a Neighborhood Sparkler!

If you know someone who lights up our neighborhood with their good deeds, helpful hands, enthusiastic participation, or all-around wonderfulness, nominate them to be our Fourth of July Parade Grand Marshal. Contact Gina Lochtie: social@bwhoa.org or 503-349-7174

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

"Many hands make light work."

A teeny-tiny editorial by Claudia Kehoe

We saw this in action Saturday the 14th when, in mere minutes, Board members and some wonderful neighbors got all the pool furniture out of the shed. There are several opportunities to lend a hand mentioned in this issue. None are a huge time commitment, and a little help from a few more people will make a big difference.

Treasurer's Report by Stacy Freyer

Statements & Pool Keys: The pool keys will be distributed in May to those with current accounts including any late fees. Please make sure all dues are current. Only checks, no cash, will be accepted at the pool key exchange.

Change of Address: Forwarding from the old PO Box address will soon expire. 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 72% of all dues have been collected. Yearly dues for 2016 are \$644.00.

Balance Sheet

ASSETS	<u>Apr '16</u>	<u>Apr '15</u>
Operating Cash	37,778	47,676
Reserve & Renewal Savings	50,044	50,010
Total Cash	<u>87,822</u>	<u>97,686</u>
Accounts Receivable	33,258	36,210
Less Allowance for Doubtful	-2,000	-2,000
Undeposited Funds	620	1,531
Prepaid Insurance	<u>5,820</u>	<u>639</u>
Total Assets	<u>125,520</u>	<u>134,066</u>
LIABILITY		
Accounts Payable	<u>1,202</u>	<u>3,378</u>
EQUITY		
Fund Balance, beginning	67,979	77,486
Net Income	<u>56,339</u>	<u>53,202</u>
Total Fund Balance	<u>124,318</u>	<u>130,688</u>
Total Liability & Equity	<u>125,520</u>	<u>134,066</u>

Profit & Loss - Budget to Actual

REVENUE	<u>Apr '16</u>	<u>Budget</u>	<u>Variance</u>
Assessments	103,040	103,040	
less Bad Debt	0	0	
Finance Charge & Fines	268	730	
Other	<u>10</u>	<u>1,300</u>	
	<u>103,318</u>	<u>105,070</u>	-1,752
EXPENSE			
Pool Operation	-2,834	-39,950	
Common Area	-3,963	-18,760	
Social	-166	-3,550	
Trash & Yard Debris	-2,075	-6,400	
Communications	-572	-2,300	
Administration	<u>-2,563</u>	<u>-22,400</u>	
	<u>-12,173</u>	<u>-93,360</u>	81,187
CAPITAL			
Pool Capital	-26,002	-25,000	
Common Area Capital	<u>-8,803</u>	<u>0</u>	
	<u>-34,805</u>	<u>-25,000</u>	-9,805
Transfer (to) from Reserve	<u>0</u>	<u>15,000</u>	-15,000
Net Income	<u>56,339</u>	<u>1,710</u>	<u>54,629</u>

Secretary's Notes by Jo Ann Lee

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

Meeting was called to order at 7:00pm. Guests: Sally Page, Nancy Wike, Dave Bauer, Martine Kaufmann.

April minutes approved.

Treasurer's report: To date, 78% of all dues have been collected, and we are continuing to collect on past dues. Kathy and Stacy will divide accounting responsibilities until the right accountant can be found. An accountant is required for an audit review.

Pool: Pool is almost ready for Memorial Day opening. Wetkat will get metal ladders and handrail installed in big pool; lock, phone, and trash will be set up this month. Deck staining is continuing. Keys will be exchanged on May 14 & 15, and May 21 & 22 and May 28. Need one more lifeguard and one more maintenance person. Maintenance hours are 8am to 10am daily, \$10 per hour. Aqua Aerobics will be offered this summer. The cost is \$35 for 5 Saturday mornings 10:30 to 11:30.

Communications: There were 150 copies of the newsletters printed for \$30. Claudia will attend the May 18 meeting of the Bryant Neighborhood Association and report back.

Common Area Maintenance: Accessing west Common Area for maintenance is challenging. Large equipment needed for maintenance cannot access the area because of plantings and rock. The area must be managed because of fire hazard. The larger equipment is more efficient and provides more effective removal in a shorter amount of time.

CC&R update: Clarification update will wait until the results of the survey are obtained.

Compliance Committee: This committee will be formed in order to separate architectural approvals from enforcement. There will be a note in the Woodsman asking for volunteers to serve on the committee. One board member will serve.

Social: A neighbor passed away last week. Board is sending a sympathy card. Upcoming events are the Dumpster Days June 17th -20th and the Garage Sale on June 18th. Five responses about the parade Grand Marshal have been received. Linda will call fire department asking if they can participate in the annual July 4th parade.

Architectural: 1) 18275 Indian Creek Drive : install black metal mailbox on pool fence. 2) 4960 Centerwood St.: paint house. 3) 18438 Sandpiper Circle : replace roof with same composite shingles. 4) 18361 Wood Thrush Way: install a pre-fab garden shed in front side yard, behind fence. 5) 18436 Sandpiper Circle: replace patio door with a vinyl inward French door.

Walk through starting June 4 and June 5. Neighborhood residents invited to accompany Board members.

Website discussion: Nothing to report. Will defer for a later meeting.

Common Area Encroachments: Approximately half of all lots bordering the Common Area have some sort of encroachment, ranging from a few inches to over 20 feet. The surveys documenting encroachments are available at Clackamas County and on the BWHOA.org website. Under an Oregon statute applicable to BWHOA since 2002, these encroaching structures have an easement onto the Common Area for the life of the structure. Therefore, the Board will seek to restore the Common Area boundary when their structure is moved, replaced or taken down but not before then. As an alternative to the statutory easement BWHOA will, upon request, enter into a written Permit with persons who have an encroachment. Whereas the statutory easement has no minimum duration (because it ends when the structure is moved, taken down or replaced), the Permit is valid for 20 years or the life of the structure, whichever is longer. The Permit will be contingent upon approval of the members of BWHOA, who will be asked to approve all Permits in a single vote later this year. Permits transfer with changes in ownership and cannot be revoked. Upon expiration of the Permit, BWHOA will regain possession of the area covered by the Permit. Occupations of Common Area property arose over four decades from a number of causes; resolution will take time as well. The actions taken by the Board put BWHOA on a path towards resolution that:

- Removes a possible impediment to sale of homes by clarifying the status of existing encroachments;
- Preserves BWHOA's existing claims to eventually restore Common Area to the platted boundaries; and
- Does not require legal action (and its accompanying risks and costs)

Letters will be mailed to all homes with encroachments into Common Areas. This letter will also be available online. A discussion group on BWHOA.org will be set up to allow for conversation. Letter recipients will be required to request a permit by July 1st. There will be a separate vote by mail by end of summer.

External Encroachments: Linda will work with the Deerbrush homeowner who has an encroachment. This homeowner acknowledges he has placed a fence on BWHOA Common Area and would like discussion of the water issues that affect his property.

President's comments: A minimum three-member nominating committee must be formed for the upcoming board elections. The committee must be comprised of at least one current board member and one non-board member; the 3rd member can be either one. Claudia and Gina volunteered to be on the committee. At least one more person from the membership is needed. Kathy has applied for a grant from city of LO for plantings in the Common Area. Rod and Patricia Flora Smith have offered 2 mitigated trees, one evergreen and one deciduous, to the BWHOA. A motion to accept was made and approved. The trees will be planted in the Fall in a Common Area.

Meeting adjourned at 9:20pm.

Next meeting is June 13 at 7:00 P.M. Linda Fuchs' home, 18571 Waxwing Way.

Bryant Neighborhood Association up and Running

The second meeting of this revitalized group, held May 18, featured two speakers talking about emergency preparedness. Assistant Fire Chief Dave Morris talked about the big picture after a major earthquake and Rick Ires of the Palisades Neighborhood Association shared how easy it is to start prepping by assembling a 72-hour "go bag." Both recommend www.preporegon.org as a resource, and PrepLO has a Facebook page. BNA can be found on Facebook, also, as well as on Nextdoor.com and at bryantna.org. BNA hopes to hold a Summer Block Party and would love some help organizing.

Student Ads Welcome for Next Issue

Students with services to offer over the summer like pet sitting, child care, vacation watering, yardwork help and the like, please send an email with your ad to communications@bwhoa.org for publication in the next newsletter. We would like to call to confirm your ad so be sure to include contact information.

Got Any Con"GRAD"ulations to Share?

Now's the time to celebrate! If there's a 2016 high school or college graduate in your household or family, tell the world! Details welcome—honors, field of study, what's next. We'll fit in as much as we can. Send to communications@bwhoa.org.