



The Woodsman

A member publication for the residents of Bryant Woods June 2016 www.bwhoa.org

Join Us For Our Annual 4th of July Parade and Barbecue!!!

Get your red, white and blue out and get ready to join our biggest--and the favorite--social event of the year! Here is the schedule of festivities for the day:

- 9am Volunteer and meet at the pool to decorate—anyone welcome! Please come—it's FUN!
- 11:45 Parade assembles at Indian Creek Way
- 12:00 Parade begins followed by BBQ at the pool
- 12:45 Honor our Grand Marshal Zach Freyer, and special guest Mayor Kent Studebaker
- 1:45 Games begin in Friendship Park

Decorate your bikes, scooters and wagons! Join the neighborhood in the tradition of marching in the parade or cheer from the sidewalks. Balloons will be provided at the start of the parade. The parade will be headed up by our Grand Marshal, Zach Freyer, and we will also be joined by Lake Oswego Mayor Ken Studebaker. The Lake Oswego Fire Dept. will bring their ladder truck and be our guests at the barbecue. Menu includes (delish!) Hebrew National Hot Dogs, chips, potato salad, fruit, vegetable platters, cookies and cakes for dessert. Water and lemonade will be provided. Bring your own lawn chairs. Not to be missed---Soaked sponge toss, sack races and more family games. Please come to this fun neighborhood tradition!! It's a great way to meet your neighbors. Do remember this is a neighborhood event, and while your guests are welcome, please be sensitive to the number you bring.

Zach Freyer Named Grand Marshall of Our Parade

BWFOA is proud to announce Zach Freyer as Grand Marshall in our annual 4th of July celebration. Zach has lived in Bryant Woods since he was 5 years old, attending Bryant Elementary and Waluga Junior High. He's a 2011 graduate of Lakeridge High School. After attending Oregon State University for a couple years Zach joined the Navy looking for a more meaningful life. He started his Navy career in boot camp in Great Lakes, Illinois. Next, he was stationed in Pensacola, Florida for Navy air traffic control training. After another year in Texas, Zach was accepted to the Naval Academy Preparatory School in Newport, Rhode Island. He's just finished his Plebe Year and is now known as a 'Youngster' at the Naval Academy in Annapolis, Maryland. When he graduates in 2019 he hopes to be a Navy Pilot.

Dumpsters Prove "Too Popular"

The placement of two large dumpsters at either end of the neighborhood June 18-19 was a great idea that went over too well, given the amount of debris that was collected. The bins themselves quickly filled. Problems arose when piles were built outside the bins.

The Board worked quickly to fix the situation as soon as the business day started Monday, June 20. The bins were unable to be picked up as scheduled that day due to overloading and surrounding obstacles. Some recycling was pulled out and put into private bins and neighbor **Greg Jones** made great progress leveling the load in the bin at the Wood Thrush site. Unfortunately, because the bins stayed past their removal time, neighbors continued to drop off items outside the bin or throw them onto the leveled dumpster.

Sarah Selden at the City Planning Department helped us work with Republic to get two additional, smaller bins delivered Tuesday June 21 to accommodate the overflow. These bins were provided to BWHOA at no cost as part of a contract the City of Lake Oswego has with Republic Services for community clean-up efforts such as ours. There was service remaining on this contract and we were very kindly allotted the extra bins to quickly solve the problem. The challenge was that the bins would need to be loaded by residents Tuesday for removal Wednesday.

A “blast” email to all residents for whom we have email addresses was sent Monday night, asking for help the next day when the empty bins were in place. Two Board members and four neighbors came to do the work; some who did not see the email offered to help when they saw what needed to happen. Thanks go to **Kathy and Jerry Taylor, Martine Kaufmann, Kathy Barrett, Jan Jones, Claudia Kehoe**, and as previously mentioned, **Greg Jones**.

Residents have asked why we no longer offer the option of trash piles in cul-de-sacs or at curbside and have expressed a desire to go back to this system. The cul-de-sac pickups started with leaves and yard debris in BWHOA’s earlier years to facilitate yard cleanup before the walk-throughs, and turned into junk cleanup when the unlimited yard debris program took over. Republic charges us by the pound to provide curb/cul-de-sac service and won’t take certain materials, leaving them behind if they are put out for pickup despite requests not to. Because it became the norm to stockpile refuse for this event it became quite expensive. The free dumpsters offered by the city seemed like a way to offer a similar service to residents with no additional cost.

The Board is digging in to past records to determine the actual cost of the curbside service to help determine if the expense is warranted. Neighbors have offered several suggestions for managing this popular service in the future. The Board welcomes and will consider all suggestions.

The Rules Questionnaires Have Arrived!

A bright white envelope arrived on your front doorstep recently. Please take a few minutes to contribute your comments and opinions: they matter! Your input will help the BWHOA board develop consistent neighborhood guidelines for future policies, forms and rules.

We would appreciate hearing from you by July 1st. Just drop off your completed questionnaire in the HOA mailbox in front of the pool (18275 Indian Creek Drive). Thank you.

President’s Comments by Kathy Taylor

Volunteers: Over the last year I’ve put out the call, as have other board members, for volunteers to step up to serve BWHOA. I’ve received lots of email and a few phone calls, but no one has called to offer their service as a volunteer. Volunteerism has evolved since the 80’s when our neighborhood as we know it was built by volunteers. At that time my employers not only supported my volunteerism during company time, but allowed a modest budget to pay for volunteer activities (lunches, supplies, postage, etc.). Times changed. Local businesses merged into national companies with different priorities. Parents increasingly focused volunteer time on their children’s schools and sports. For most, their work life is not as supportive of volunteerism as it was for me. Which brings me back to our situation: without volunteers to help with tasks it is necessary to look for paid workers this summer for common area maintenance and a paid pool manager is being planned for next year. This is a sign of the times for many non-profits. However, if you would like to be the exception, give us a call or send an email!

Common Area: Tree services are being interviewed and one will be selected to provide services for the next 3 years. With over 7 acres of trees we look forward to establishing a longer-term vision for our most valuable resource. Another project on the agenda for the summer is surface water management in the East Common Area.

Common Area Management Plan: We’ve started discussing the draft of the Common Area Management Plan,

which is very well done. It's on our website: www.bwhoa.org. Please take a look and pass along your comments. Or, join us at the board meeting in July.

Help Keep our Pool Pristine by Holly Gosewehr

1. TAKE A SHOWER BEFORE ENTERING THE POOL. You might be thinking what's the big deal? At a meeting held by the county, scientific detail was given for how much stuff is on your body that automatically goes in the pool, hair, sweat, suntan lotion, dead skin cells, etc. All this has to be counteracted by the chlorine to keep the pool clean. At some point the chlorine can't keep up on days that are busy.
2. PUT SUNTAN LOTION ON 30 MINUTES BEFORE ENTERING THE POOL. This Gives the lotion time to soak in. Otherwise it just washes off, no good for you, no good for the pool.
3. CHANGE SMALL CHILDREN'S DIAPERS FREQUENTLY. Need we say more?
4. PICK UP FOOD AND TRASH. We have a perennial problem with RATS. This is due to the fact that rats like food and there's lots of it at the pool. Whatever you can do to police your trash would be appreciated by all.
5. FOLLOW THE POOL RULES. This sounds basic but every year we have to remind everyone of what they are, particularly as it relates to toys in the pool and the age kids have to be to be at the pool without supervision. Please review the sheet you were given at key check in.

We have had several people ask what the temperature of the pool is- they think it feels cool. The pool is kept at 84 degrees. I was just in the water on Saturday for the aqua aerobics class. The outside temp was in the 60's but the pool at 84 felt great. The trick on cool days is to MOVE while in the pool. Without sun and warmth outside it feels cooler.

By the way Aqua aerobics with Wendy Berton is terrific! Lots of fun and a GREAT workout.

Swim lessons start up July 11th. Please don't forget to sign up your kids! Forms for both aqua aerobics and swim lessons are in the black mailbox right next to the pool gate.

Q and A about Encroachment Resolution

Is the survey map available to residents? They are only visible for members who log in to BWHOA.org. They are under the "Pages and Links" tab, and entitled "BWHOA Common Area Boundary—Recorded Surveys". If you need help setting up a new account, a Board member will assist you.

Are the encroachment/easements going to be recorded on the individual property deeds to avoid any trouble with future buyers? If my property was encroaching and I passed away, my children wouldn't know about the issue when they sell my home. If the person with an encroachment elects to sign a permit, the permit will be recorded in the member's chain of title. The Board does not plan to record the statutory easement on lots whose owners do not request a permit because it is not necessary for a statutory easement.

Has it been confirmed that a buyer for a home with an easement/encroachment will be able to get financing for that purchase? The HOA consulted with an attorney before we decided on a process. Of course, any lender may have its own requirements and the HOA cannot assure what any particular lender's requirements might be. However, for homeowners who obtain a permit to use a small piece of property which is in addition to their platted lot and not essential to the residential property as a whole, it seems unlikely that a lender would be unwilling to make a loan simply because such a permit is of fixed duration rather than permanent. Lenders presumably would be willing to make a loan on the platted lot. If that is so, it is difficult to see why would they care very much if a small unnecessary addition to that lot is permanent or not.

With the permit allowing the structure to remain for its life or 20 years, whichever is longer, how does that work? If the fence fell down next year could it be replaced on the incorrect property line? Are there structures other than fences that are encroaching? The fence policy, adopted in 2015 and mailed to all members, does not permit

replacement of more than 10% of a fence without a permit. The Permit would be an exception. Persons with a permit could build a new fence on the incorrect property line, but would have to remove it at the end of 20 years. Persons with sheds, decks, or other items that were constructed in the common area are also subject to the statutory easement and have the option of a permit. The Board will determine whether an encroachment was “constructed” and therefore eligible for the statutory easement and permit.

News of Our Neighbors

Congratulations to six neighbors who last month completed 7 weeks of CERT (Community Emergency Response Team) training through the City of Lake Oswego. **Pat and Dave Bauer, Missy Galantine, William and Julie Mercer and Gina Lochtie.** CERT is groups of citizens who are trained to be first responders in the event of a serious community disaster. Training includes fighting small fires, victim search and rescue, learning disaster medicine, and psychology. Graduates say it is very informative. If you are interested, contact the City of Lake Oswego. Classes are offered in the Fall and Spring and fill up quickly.

Woodsman editors past and present wish to thank **Sally Page**, who has coordinated distribution of the newsletter since October 2014. She mapped out routes for easy doorstep delivery, filled delivery packets each month, and mailed paper copies to landlords. We appreciate her flexibility and her attention to detail. Sally is “retiring” to enjoy her personal projects. Anyone wishing to help fill Sally’s shoes can contact communications@bwhoa.org.

Douglas H. Scott, of Indian Creek Drive, died at home in May amidst the love of his wife, Sue, their dog, Chico, and a “nurse cat” who was his constant companion. Born in Texas, Doug grew up in Burbank, California, where he often worked as a child extra in the movies. He served in the U.S. Army and was an accomplished writer, notably as a corporate speechwriter and a playwright. His play, Mountain, about American jurist William O. Douglas, was performed in New York in 1990. The Scotts moved to Bryant Woods in 2003 and Doug very much appreciated the beauty of the Pacific Northwest.



Anna Onishi is the first one in the pool for 2016!



Help Wanted!

Common Area Maintenance \$10/hour, 8-12 hours per week.

Contact president@bwhoa.org

Treasurer's Report by Stacy Freyer

Remit Dues to: 18275 Indian Creek Drive, Lake Oswego, OR 97035

Dues received: About 78% of all dues have been collected. Yearly dues for 2016 are \$644.00.

Balance Sheet

| ASSETS | <u>May '16</u> | <u>May '15</u> |
|-------------------------------------|----------------|----------------|
| Operating Cash | 43,326 | 42,250 |
| Reserve & Renewal Savings | 50,051 | 52,512 |
| Total Cash | <u>93,377</u> | <u>94,762</u> |
| Accounts Receivable | 22,227 | 30,497 |
| Less Allowance for Doubtful | -2,000 | -2,000 |
| Undeposited Funds | 0 | 0 |
| Prepaid Insurance | 310 | 639 |
| Total Assets | <u>118,914</u> | <u>123,898</u> |
| | | |
| LIABILITY | | |
| Accounts Payable | <u>3,562</u> | <u>3,895</u> |
| | | |
| EQUITY | | |
| Fund Balance, beginning | 67,979 | 77,486 |
| Net Income | 47,373 | 42,517 |
| Total Fund Balance | <u>115,352</u> | <u>120,003</u> |
| Total Liability & Equity | <u>118,914</u> | <u>123,898</u> |

Profit & Loss - Budget to Actual

| REVENUE | <u>May '16</u> | <u>Budget</u> | <u>Variance</u> |
|----------------------------|----------------|----------------|-----------------|
| Assessments | 102,879 | 103,040 | |
| less Bad Debt | 0 | 0 | |
| Finance Charge & Fines | 417 | 730 | |
| Other | 815 | 1,300 | |
| | <u>103,318</u> | <u>105,070</u> | -959 |
| | | | |
| EXPENSE | | | |
| Pool Operation | -8,217 | -40,450 | |
| Common Area | -4,063 | -18,760 | |
| Social | -254 | -3,550 | |
| Trash & Yard Debris | -2,601 | -6,400 | |
| Communications | -639 | -2,300 | |
| Administration | -6,158 | -22,400 | |
| | <u>-21,932</u> | <u>-93,360</u> | 71,427 |
| | | | |
| CAPITAL | | | |
| Pool Capital | -26,002 | -25,000 | |
| Common Area Capital | -8,803 | 0 | |
| | <u>-34,805</u> | <u>-25,000</u> | -9,805 |
| Transfer (to) from Reserve | 0 | 15,000 | -15,000 |
| Net Income | <u>47,373</u> | <u>1,710</u> | <u>45,663</u> |

Secretary's Notes by Jo Anne Lee

Board Members Attending June 13 : Kathy Taylor, Ken Kaufmann, Holly Gosewehr, Linda Fuchs, Jo Anne Lee, Gina Lochtie, and Claudia Kehoe. Guests present: Sally Page, Dave Bauer, Martine Kaufmann.

Treasurer's Report: Budget is in good shape. Kathy will do bookkeeping with Stacy reviewing it.

Committee Reports:

Pool: Pool open. Four life guides hired and 2 maintenance people. Aqua aerobics starts Saturday, June 18 from 10:30-11:30.

Communications: There were 140 copies of the newsletters printed for \$58.45.

Common Area Maintenance: June 27 is the earliest for bark dust for Friendship Park area. Need a board member to be responsible for common area.

CC&R Clarification update: On hold until we hear from the neighborhood. The questionnaires will be delivered this month.

Nominating Committee: Continuing to look for a non-board member to sit on this committee.

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: Everything is ordered for the July 4th celebration. Dumpsters will be delivered on Thursday and will be picked up on Monday. The garage sale is this Saturday, June 18.

Architectural: Walk-through went well, only minor concerns noted. Linda will make phone calls. Approvals this month: 1) 18430 Sandpiper Circle: paint house. 2) 4860 Centerwood St.: construct 5' addition to existing fence, pour new driveway apron & lay pavers, replace rear patio flagstones with pavers, replace side deck & rear retaining wall with pavers, build two 18" – high retaining walls in front, install new garage door, replace all windows, replace front door, replace cedar shake roof, construct cedar pergola on east side paver patio, paint house 3) 4960 Centerwood St.: replace front walkway concrete slabs w/ new same-style slabs. 4) 18151-53 Deerbrush Ave.: replace existing fence, replace existing patio & sidewalk leading to front door w/pavers. 5) 18361 Wood Thrush Way: construct 3-sided cedar waste can enclosure. 6) 5030 Centerwood: partially replace roof with

same material.

Common Area Encroachments: Not all certified encroachment letters have been picked up from the post office. No emails or phone calls regarding the letters have been received.

President's comments: There is indication that someone in our neighborhood may be renting their house out short-term as an AirB&B. This is not in compliance with our CC&R's. Ken will draft a letter asking owner for clarification.

June 21, meeting with 2 tree services to get 3-year contract. Scope of work includes prioritizing tree work that needs to be done in addition to being on call for emergency tree service.

This summer the Board needs to work on the East Common Area for flow of surface water. Design a solution for movement of water.

Common Area Management Plan is on the website, doesn't appear that it ever got adopted.

Meeting adjourned at 9pm

You're Invited!

The next BWHOA Board Meeting is being held Thursday, July 7th at the home of Treasurer Stacy Freyer, 18432 Sandpiper Circle. We so enjoy getting together as a Board that we want you in on the fun. There will be a social half-hour from 7-7:30 with nibbles and a glass of wine, followed by our regular business meeting which you are welcome to stay for. Come see your Board in action!

