



The Woodsman

A member publication for the residents of Bryant Woods

www.bwhoa.org July-August

Calendar of Upcoming Events

September 12—monthly Board Meeting, 7 p.m., at Linda Fuchs' home

September 13—Votes on permit referenda must be postmarked by this date to be counted

September 15—Annual Homeowners' Meeting 7 p.m., Lakeridge Junior High School Cafeteria

October 10—monthly Board meeting, 7p.m., at Linda Fuchs' home

Look for a large manila envelope arriving via USPS, return-addressed BWHOA. We have consolidated several issues needing your attention into one mailing to save on postage and printing costs.

Encroachment Permit Information Available at Upcoming Board Meeting

Attorney Scott Wyse will be attending the September 12 Board Meeting (7 p.m. at the home of Linda Fuchs, 18571 Waxwing Way) to answer questions about encroachment permits. You will receive—or already have received—a packet of information asking you to vote your approval of five permit requests. Mr. Wyse is scheduled to be available the first 30 minutes of the meeting. He has remarked that while no one wants to have to deal with issues such as encroachments as a volunteer board member, if they come up they must be dealt with—and not one board in 50 would have made as much progress as we have on such a difficult issue. We welcome your thoughtful and constructive comments and questions as we close in on resolution.

Nominating Committee Announces Candidates

In accordance with Article 4, Section 6 of our BWHOA bylaws, the Nominating Committee (Claudia Kehoe, Jo Anne Lee, Kathy Barrett) announces the names of the following candidates as eligible nominees at the upcoming Annual Board Meeting. At that time five people will be voted onto the Board. Candidates have written their own biographies/statements:

Linda Fuchs: Nineteen years ago, my family and I moved to Bryant Woods from San Antonio. A few months after we arrived, a neighbor asked me if I would like to join the Board, and I accepted. With my three daughters not yet old enough for school, I imagined it would be a challenging commitment that would end in three years. Yet, each time my term was completed, I decided to remain on the board. The draw was often the continuity of a project, the prospect of working with new, incoming board members and always the enjoyment of volunteering alongside my neighbors. My main responsibilities

have included pool operations, social events and the architectural committee. I look forward to three more years helping out where needed.

Sharon Wood: After living in numerous states and abroad with my husband Tim, and boys Geoffrey and Cameron, our family decided that Oregon would be the ideal place settle down to raise our sons and enjoy the beauty of the Pacific Northwest. I am originally from Massachusetts, spending summers in New Hampshire. Since moving to Oregon I have put my MBA skills to work in the capacity of executive director or director of operations at several non-profit organizations and educational institutions including Willamette Valley Development Officers, Three Rivers Land Conservancy, and most recently at Reed College. In addition, I've been an ongoing volunteer in the local community for the Bryant Elementary PTA Board, PEERS at Lakeridge High School, and the Pacer Baseball Board. Two years ago Tim and I both retired and have been exploring the great outdoors, doing volunteer work, gardening, and assisting with the needs of elderly parents. I have been a resident of Bryant Woods for 18 years and love the strong community feel of the neighborhood. I particularly enjoy how my neighbors on Centerwood St. look out for each other, the well kept up feel of the whole community and the old time feel of neighborhood get-togethers such as the 4th of July parade and picnic.

J.D. Taylor: I have lived in Bryant Woods since 2008. My wife Rebecca and I have 3 kids, ages 18, 15 and 6. I most recently served on the Southwest Employment Advisory Board for the City of Lake Oswego. The advisory board's primary focus was the re-development of the Rivergrove Industrial area and recommending changes to City Council that could potentially increase the tax revenue generated in that particular area. Professionally, I work in sales for a company specializing in managed care. In my free time I enjoy being outdoors and spending time with the family.

Gary Heligman: I am pleased to be returning to the Board as Chair of the Common Area. I have over 30 years experience in the real estate industry and bring a wealth of related knowledge to BWHOA. I have worked with many HOA's in the past, one of my favorite hobbies is gardening and I will be extending that passion on our behalf. I look forward to meeting those of you who share an interest in helping maintain our common area. You will recognize me by my easy smile and willingness to lend a hand.

Corinne Purtell: My husband Gene, of 29 years, and I grew up in upstate New York as high school sweethearts. I received a B.S. in Accounting at Binghamton University and have a decade of experience in public and not-for-profit accounting. I've also worked on achieving an MBA and a CPA license. And I am a 23 year cancer survivor. We've lived in Binghamton, NY, Pittsburgh, PA (Go Steelers!), Portland, OR, Amsterdam, the Netherlands, Dallas, TX, Chicago, IL, Manhattan, NY and have owned our home in Bryant Woods for 15 years. I practice yoga, nia, enjoy cooking, gardening, art, travel, farmers' markets and hanging out with our dog, Molly.

President's Comments by Kathy Taylor

Your board has had a busy summer. Here are some of the highlights:

The refurbished pool opened for parties, swim lessons, water aerobics and general merriment. Thank you Holly Gosewehr and all the lifeguards, instructors and maintenance folks.

Lots of us celebrated the 4th of July together with our Grand Marshall Zach Freyer, a Navy Academy cadet, and Lake Oswego mayor Kent Studebaker leading the parade. Thank you Gina Lochtie for all your organizational work.

The board rose to the challenge of finding a neighborly resolution to the encroachments into the common area. This problem grew gradually over many years until it eventually caused serious disharmony among neighbors and board members. Within days, if you haven't already, you will receive a packet in the mail that we hope you will approve. As with many dilemmas in our lives, there was no answer that would please everyone. So, you are presented a compromise that we feel will eventually return property to the common area, balanced with fair treatment to homeowners. Claudia Kehoe and Ken Kaufmann have spent many hours on this difficult project. Thank you both.

Neighbors were surveyed to see if the Codes, Covenants and Restrictions are on target or if they need to be changed. Overwhelmingly, the CC&Rs are solidly supported by those who responded. Thanks Linda Fuchs and Martine Kaufmann, and to all of you who took the time to respond.

The annual meeting planning is underway. It returns to the Lake Oswego Junior High gym again this year. The school updated their policy so we could not confirm a date until teachers returned for the summer; the official notice to Homeowners is being prepared now and will be mailed soon. Thanks to JoAnn Lee, Claudia, and Ken for all the behind the scene planning that is going into this event.

This year, for the first time ever in BWHOA history, our 2015 Financial Statements were reviewed by a CPA, Rich Winkle. They will be posted on our website shortly. All the electronic systems set up last year for payroll and purchasing are really paying off this year. Between Stacy Freyer and myself, we decided that we didn't need to hire a bookkeeper. If next year's Treasurer is willing to share the work, then we can keep postponing this expense. This is really good news because we've invested about \$75,000 in major projects in the two years and will only draw down R&R reserves by \$5,000 or \$10,000. Our financial house is in order. Thank you Stacy.

Four new board members and one returning board member are going to be presented for election at the annual meeting. For many years, leadership consisted of people who built our neighborhood in the 1980's and 1990's. As they move off the board or out of the neighborhood, I want to see the younger families who are moving in represented on the board. I also want you to know that if you own a home, you have what it takes to serve on our board. It's your HOA and anyone is welcome to join us as a committee or board member. If you have a skill, a special interest or are just curious, we want you to join us. Our meetings are open, and you are always welcome to come.

News of the Pool—Our Neighborhood Jewel! by Holly Gosewehr

Happy last month of summer! What a wonderful time to be at the pool. Water is wonderful (84 degrees or warmer) and the grounds are beautiful. This neighborhood is truly blessed to have such a special place to relax and visit with friends.

Swimming lessons finished up on August 5th. Kids were adorable as usual and the teachers worked hard to give them a great swimming experience while learning a few things. Thanks to Cam, Ciara, and Madison who took on that responsibility. This is an area we are refining and continue to improve upon.

Water aerobics also finished up on August 13th. Wendy Berton has been a fantastic teacher, very positive and flexible to various abilities. This is a program we hope to continue and expand next year to twice a week.

FYI – We have had two episodes of vandalism this year. The first was earlier in the season with some kids using a bat to try to break the back lock. They also bent the back of the fence in their efforts

to get in. One of the neighbors reported seeing it. Secondly, we had an episode in July where someone threw broken safety glass around and in the pool. Luckily, Tava Crim caught it and with the help of Claudia Kehoe, Martine Kaufmann, and others it was cleaned up before someone got hurt. Thank you! With these two things in mind, please keep your eyes open. It is all right to contact the police if you see suspicious activity. For smaller abuses please call or email a board member. This is a wonderful asset to our community and we want to keep it that way.

Also, we have had a couple of episodes of diapers that leak, if you get my drift. This results in the pool being closed and extra chlorine needing to be added. Please be mindful if you have a small child. Check diapers often!

Lastly, just a reminder the pool is open until close to the end of September. Lifeguards will be sporadic after the 1st of the month since many of our lifeguards head back to school. This means no unattended kids. Please let kids know the lifeguard ring, hanging on the pool shed, is not a toy. I've found it several times in the pool in the morning. Enjoy the month of August and keep safe!

Treasurer's Report

Balance Sheet

	<u>Jul '16</u>	<u>Jul '15</u>
ASSETS		
Operating Cash	34,310	32,960
Reserve & Renewal Savings	50,058	50,017
Total Cash	<u>84,368</u>	<u>82,977</u>
Accounts Receivable	14,597	17,575
Less Allowance for Doubtful	-2,000	-2,000
Undeposited Funds	1,165	612
Prepaid Insurance	<u>3,495</u>	<u>3,410</u>
Total Assets	<u>101,625</u>	<u>102,574</u>
LIABILITY		
Accounts Payable	<u>2,607</u>	<u>2,027</u>
EQUITY		
Fund Balance, beginning	67,979	77,486
Net Income	<u>31,039</u>	<u>23,061</u>
Total Fund Balance	<u>99,018</u>	<u>100,547</u>
Total Liability & Equity	<u>101,625</u>	<u>102,574</u>

Profit & Loss - Budget to Actual

	<u>Jul '16</u>	<u>Budget</u>	<u>Variance</u>
REVENUE			
Assessments	103,040	103,040	
less Bad Debt	0	0	
Finance Charge & Fines	617	730	
Other	<u>2,600</u>	<u>1,300</u>	
	<u>106,257</u>	<u>105,070</u>	1,187
EXPENSE			
Pool Operation	-21,853	-40,450	
Common Area	-6,129	-18,760	
Social	-1,482	-3,550	
Trash & Yard Debris	-3,654	-6,400	
Communications	-715	-2,300	
Administration	<u>-3,570</u>	<u>-16,900</u>	
	<u>-37,403</u>	<u>-88,360</u>	50,957
CAPITAL			
Pool Capital	-26,002	-25,000	
Special Projects	<u>-11,814</u>	<u>-5,000</u>	
	<u>-37,816</u>	<u>-30,000</u>	-7,816
Transfer (to) from Reserve	0	15,000	-15,000
Net Income	<u>31,039</u>	<u>1,710</u>	<u>29,328</u>

Secretary's Notes for July by Jo Anne Lee

Meeting was held Thursday, July 7, at the home of Stacy Freyer. Kathy Taylor, Ken Kaufmann, Holly Gosewehr, Linda Fuchs, Jo Anne Lee, Gina Lochtie, Stacy Freyer and Claudia Kehoe in attendance. Guests present were: Sally Page and Bing DeBuhr.

June minutes were approved with minor amendments.

Treasurer's Report: To date, 70% of fees have been collected. Budget is in good shape. Kathy has a proposal from Rich Winkle CPA for \$2,000 for a review.

Committee Reports:

Pool: No new pool report, other than to note that Tava Crim has pool keys while Linda is away.

Communications: There were 140 copies of the newsletters printed for \$72.

Common Area Maintenance: Katie Schwartz, a High School student and Bryant Woods resident, has been hired to help maintain the common areas during the summer.

CC&R Clarification update: So far, 41 surveys have been returned and more are coming in.

Nominating Committee: Kathy Barrett will be asked to serve as our non-board representative to the nominating 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: No new report other than Gina has resigned her position on the board.

Architectural: 1) 18770 Wood Duck St.: level, grade & landscape front of house shared with 18768 Wood Duck St; replace mailbox. 2) 18639 Indian Creek Drive: replace back deck - identical footprint. 3) 4960 Centerwood St.: replace back deck - identical footprint. 4) 4920 Centerwood St.: paint house. 5) 18211/13 Indian Creek Drive: paint garage & duplex, replace garage light fixtures & address numbers. 6) 18291 Wood Thrush Circle: replace cedar shake roof with Pabco Paramount shingles. 7) 4950 Centerwood St.: paint house same color/trim. 8) 18221/23 Indian Creek Drive: paint house, replace wood garage doors with steel recessed panel doors w/windows.

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.

Meeting adjourned at 9 p.m.

Secretary's Notes for August by Jo Anne Lee

Meeting was held Monday, August 8, at the home of Linda Fuchs. Board members Kathy Taylor, Ken Kaufmann, Holly Gosewehr, Linda Fuchs, Jo Anne Lee and Claudia Kehoe in attendance. Guests present were Sally Page, Bing DeBuhr, Martine Kaufmann, Dave Bauer and Jerry Veenker.

Kathy reported Stacy Freyer has resigned.

Treasurer's Report: Comments on renewal and replacement reserve: Kathy will put in the Renewal and Replacement Study to replace the pool sewer line within the next 5 years, \$10,000. It is a 3" pipe and should be a 6" pipe. We will clean it out every season to help with maintenance. Sidewalk where the water meter is may need to be replaced also: a budget line will be added next year for \$5,000. Rich Winkle will have a copy of our Financial Statements ready for the annual meeting.

Committee Reports

Pool: High School lifeguards will continue until end of month. Water aerobics has been successful and would like to extend it for 2 times per week next summer. Swim classes are winding up.

Communications: Newsletter will be later than usual this month due to a vacation and will include self-written biographies/statements by candidates for the Board. There have been reports of mail theft in the neighborhood.

Common Area Maintenance: No new information.

CC&R Clarification update: 141 residents received questionnaires and 47 were returned. Linda will provide a summary of the results, which will be included in the Woodsman.

Nominating Committee: Kathy's husband will be another non-board member to sit on the nominating committee, if needed.

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: No new report other than Gina has resigned her position on the board.

Architectural: 1)18413 Deer Oak Circle: replace top portion of garage door with windows. 2)18430 Deer Oak Avenue: replace fence and gate on north side of house.

Annual Meeting: Set for September 15. Will send out notices when confirmed with the school.

Encroachments Update: One more person has requested a permit, bringing the total to 4.

Meeting was adjourned at 8:15 p.m. and went into executive session to discuss a legal matter.

Board meeting was reconvened at 9:30. A motion to approve the Heligman lawsuit settlement contingent on the approval of the membership in accordance with ORS 94.665 was approved.

A motion was made and approved to submit permits to the membership for approval with recommendation to approve.

Meeting adjourned at 9:45 p.m.

On 8/9/16 Kathy made a motion to appoint Linda Fuchs as BHWOA Treasurer (to replace Stacy Freyer who just resigned). Via text messages the motion was carried.

Surface Water Mitigation For East Common Area Begins by Claudia Kehoe

The firm Waterways Consulting has been engaged to do an assessment and site analysis of the East Common Area and develop a report on causes of excessive water runoff onto the property of downslope neighbors on Deerbrush Avenue.

CC&R Rules Questionnaire Update by Linda Fuchs

Thank you to all 60 homeowners who responded to the questionnaire. Your feedback has been most helpful. Your responses and suggestions will assist the Board in responding to current and future questions regarding the standards we maintain in our neighborhood. We will be discussing the results at the next board meeting, with the outcome of providing the membership with an updated set of common sense guidelines. As always, the Board welcomes your opinions and ideas. You are welcome to attend next month's meeting on September 12th.



Thank you to outgoing Board members
Gina Lochtie, Stacy Freyer, and Ken Kaufmann
for their work, dedication, and friendship.