



# The Woodsman

A member publication for the residents of Bryant Woods    Oct. 2016    [www.bwhoa.org](http://www.bwhoa.org)

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## Upcoming Events

November 14—Board meeting, 7:00 p.m., Linda Fuchs' home, 18571 Waxwing Way  
December 12--Board meeting, 7:00 p.m., Linda Fuchs' home, 18571 Waxwing Way

## The Flick of a Switch Will Stop a Witch!

Halloween falls on Monday, October 31<sup>st</sup> this year—a “school night.” Help the ghosts, goblins, and zombies get a good night's sleep by turning off your porch light by 9:00 p.m. as is Bryant Woods tradition.

## President's Comments by Kathy Taylor

New Officers were elected and Committee Chairs appointed at the October board meeting.

Claudia Kehoe	Communications Chair
Corinne Purtell	Treasurer
Gay Heagler	Common Area Chair
Holly Gosewehr	Architectural Chair
Linda Fuchs	Pool Co-Chair
JD Taylor	Vice President & Pool Co-Chair
Kathy Taylor	President
Sharon Wood	Secretary
Jo Anne Lee	Social Chair

As many of you know, these roles are complex and time consuming. I strongly believe it takes more than 9 board members to maintain and enhance the neighborhood we all enjoy. With that in mind, we have co-chairs for the Pool; Gary Heligman will serve as Common Area Manager to work with Gay; and the budget includes funds for a Summer Pool Manager. I encourage every board member to find other residents to assist them with their efforts, provide expertise and an extra pair of hands occasionally.

Without seeking credit, it's obvious several residents work in Common Areas adjacent to their home. Thank you!!! If you have some energy and free time, you can mosey over to a Common Area and pull some ivy or blow off a path... which, by the way, someone recently did.

### **Jeremy Fry & For the Love of Trees, Inc.**

Last summer a firm was selected to help us manage the Common Area with a focus on the long term, rather than one specific project. A survey of our natural areas was presented at the October board meeting. As it turns out we have 28 dead trees. A cluster of 17 are on the Common Pathway between the cutoff to East Common Area and Sandpiper Path. Five trees were removed last year in the same area. The Board approved immediate removal of these dead and dying firs.

Our plan is to leave much of the tree trunks standing; these are called habitat trees. Once a tree has no leaves it dies quickly... photosynthesis requires leaves to convert sunlight into energy. The remaining trunk will provide habitat for flora and fauna and return nutrients to the ground. The area with the 17 tree cluster is in a grove of Oak trees. It may be that these Oaks will thrive without the competition from the firs. We'll keep that in mind as we

restore that area after removal.

Ground fungus is the most likely suspect in this die-off, which will be tested. Douglas Fir trees adjacent to this area may also be impacted. We encourage you to remove dying Douglas Fir trees on your property immediately to prevent the spread of this fungus. Most fungus and diseases are specie specific. It appears that another disease is attacking Cedar trees in our area too.

**Next Term**

I want to thank the board for their confidence in electing me President this year. I'll do my best.

## Secretary's Notes by Claudia Kehoe

### Annual Board of Directors Meeting

Called to order at 7 p.m.; Kathy announced that we have a quorum. Only absent member is Jo Anne Lee.

After discussion as to the responsibilities of the Pool Committee Chair, the following slate of officers was approved:

President	Kathy Taylor	president@bwhoa.org
Vice President/Pool Co-chair	JD Taylor	vp@bwhoa.org
Secretary	Sharon Wood	secretary@bwhoa.org
Treasurer	Corinne Purtell	treasurer@bwhoa.org
Communications	Claudia Kehoe	communications@bwhoa.org
Pool Co-Chair	Linda Fuchs	pool@bwhoa.org
Architectural	Holly Gosewehr	architectural@bwhoa.org
Common Area	Gay Heagler	commons@bwhoa.org
Social	Jo Anne Lee	social@bwhoa.org

This meeting was closed and the regular monthly board meeting was convened.

Kathy began with item #8 on the agenda by introducing Jeremy Fry with For the Love of Trees. Jeremy has walked through the 7.4 acres of Common Area a few times now and has identified many dead trees. Several could strike property or block pathways. He believes a root fungus is causing the die-off. The fungus cannot be stopped chemically. The highest priority is a group of seventeen trees in the CA between Sandpiper and Wood Duck. They will be cut to stumps of 3-15 feet to preserve "habitat poles." Another eleven trees in other CAs will be taken care of next.

The September minutes were approved with minor spelling corrections.

Guests present were Gene Purtell, Sally Page, and Dave Bauer. The only absent Board member was Jo Anne Lee.

Kathy presented budget documents reflecting current and future budgeting. She recommends a 4% dues increase in 2017. There was a period in the mid-2000's when dues did not increase at all and says our revenue needs to catch up. The Renewal and Replacement Reserve was reviewed, specifically expenses for new pool decks and CA restoration. No action was taken on the budget at this time.

Encroachment Committee— Claudia reports that the one active lawsuit has been officially withdrawn. Kathy gave Sharon the documents to file with the County regarding the permits. All encroachments are now subject to City regulations and easement rights.

CC&R Update—Linda said that with the results of the survey in hand a ‘user friendly’ CC&R document can now be created. No desire for big changes was expressed.

**Committee Reports**

Pool—was closed September 30<sup>th</sup>. Still need to put away furniture. Help will be needed as pool cover needs to be removed from shed first and that requires lots of strong helpers.

Communications—Printed 100 paper copies of 8 pg/4 sheet newsletter for \$101.70. Five are snail-mailed.

Common Area—Gay was approved to work with For the Love of Trees to spend \$9,000 to begin work on the 17 trees needing removal.

Architecture--1) 4867 Sage Hen Way--to move existing fence to survey boundary line; same material, design, gate. 2) 18163 Deerbrush-- paint duplexes, garages. 3) 18200 Indian Creek Drive--repair & cover driveway: repair cracks, apply base & grey epoxy coats. 4) 18531 Waxwing Way-- install cedar siding accents; replace front door – natural wood; install new vinyl windows; replace deck boards, paint house. 5) 18441 Indian Creek Dr.-- repair rafters and part of roof & siding with same materials as original. 6) 4871 Centerwood St.-- paint house.

Social—Need to establish date for holiday event.

Treasurer’s Report—Residents have the ability to make dues payments via PayPal now. It will cost BWHOA 2.9% for each transaction. No processing or convenience fee planned for the time being. Will assess popularity of this method and revisit.

Meeting Adjourned—9:15 p.m.

**Treasurer’s Report by Kathy Taylor**

<b>Balance Sheet</b>			<b>Profit &amp; Loss - Budget to Actual</b>			
<b>ASSETS</b>	<b>Sept '16</b>	<b>Sept '15</b>	<b>REVENUE</b>	<b>Sept '16</b>	<b>Budget</b>	<b>Variance</b>
Operating Cash	9,919	19,037	Assessments	103,040	103,040	
Reserve & Renewal Savings	50,061	50,025	less Bad Debt	0	0	
Total Cash	59,980	69,062	Finance Charge & Fines	471	730	
Accounts Receivable	12,488	14,464	Other	3,033	1,300	
Less Allowance for Doubtful	-2,000	-2,000		106,544	105,070	1,474
Undeposited Funds	0	0	<b>EXPENSE</b>			
Prepaid Insurance	2,860	2,790	Pool Operation	-36,204	-40,450	
<b>Total Assets</b>	<b>73,328</b>	<b>84,315</b>	Common Area	-10,587	-18,760	
<b>LIABILITY</b>			Social	-1,571	-3,550	
Accounts Payable	251	3,657	Trash & Yard Debris	-4,706	-6,400	
<b>EQUITY</b>			Communications	-962	-2,300	
Fund Balance, beginning	67,979	77,486	Administration	-6,612	-16,900	
Net Income	5,097	4,172		-60,642	-88,360	27,718
Total Fund Balance	73,076	87,812	<b>CAPITAL</b>			
<b>Total Liability &amp; Equity</b>	<b>73,328</b>	<b>84,315</b>	Pool Capital	-26,002	-25,000	
			Special Projects	-14,803	-5,000	
				-40,805	-30,000	-9,805
			TRANSFER (to) from Reserve	0	15,000	-15,000
			<b>Net Income</b>	<b>5,097</b>	<b>1,710</b>	<b>3,387</b>

**Bill Pay Online**

In order to see if there is interest and to test the process, a PayPal account was established for online bill pay for Dues Assessments. A PayPal app was posted in BWHOA.org. You don’t need to be a member of the site to access the PayPal button, but it is encouraged. It was a bit of a rocky start because the ‘Pay’ button worked for a couple days, then stopped. You may also access a working button from the Menu on the first page and on Pages & Links. That problem was remedied and a few members have taken advantage of this new feature. Let us know what you think and if this is worthy of keeping.

**Homeowners Information**

The Treasurer frequently needs to know homeowners phone numbers, addresses (non-resident landlords) and legal owners. All of this information changes due to marriage, divorce, new cell phones and other life events. This information may be different than what you provide for the Directory, such as listing a spouse on in the Directory

but the spouse is not a legal owner. If you think our information needs updating, please send correct information to [Treasurer@BWHOA.org](mailto:Treasurer@BWHOA.org) When you receive your next dues assessment in January this information will be printed on your invoice and you will have another chance to review it for accuracy and completeness.

## It's All Online

BWHOA.org is a great resource. You'll find past issues of *The Woodsman*, a continually updated directory, and updates on what's going on in our neighborhood. Please consider signing up if you haven't already. [www.bwhoa.org](http://www.bwhoa.org)

## Autumn Leaves Beautiful but Messy

Take advantage of unlimited yard waste pickup provided in our neighborhood and get leaves off of sidewalks and out of storm drain areas. Remind your gardeners that leaves can't be blown into Common Areas—they must be picked up.



Very effective use of BWHOA's unlimited yard waste pickup!

## Help the Association Save Money—Go Digital!

Last month's 8 page (4 sheet) newsletter cost about \$1.00 per paper copy to print. You can easily switch to email delivery with a message to [communications@bwhoa.org](mailto:communications@bwhoa.org). Congratulations to Waxwing Circle residents, whose street is 100% digital delivery.

## Things to Do During Half-time

- VOTE! Your ballot is due November 8<sup>th</sup>
- Replace or clean your furnace filter
- Winterize outdoor faucets
- Bring in or cover outdoor furniture
- Make sure sidewalks and walkways are clear of slippery hazards
- Restock your emergency kit—start one if you don't have one.

<http://www.preporegon.org/>