



The Woodsman

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

Sing in the Holidays !

by Corinne Purtell

Let the festivities begin! Join us to celebrate the holiday season with caroling, seasonal refreshments, and neighborhood cheer and generosity.

On Sunday, December 11th caroling via horse and carriage starts at 4pm **on Centerwood near Indian Creek**. Note this change from previous years! From 5:00 to 6:30 p.m. the Purtell family is hosting the holiday refreshments Their address is 18780 Indian Creek Dr.

As a gift to neighbors in need, bring canned or non- perishable food for donation to a local food pantry.

Common Area Tree Care to Begin

by Gay Heagler

The city has approved our permit to cut several trees along the main pathway. Currently, For the Love of Trees is scheduled to begin removal on Tuesday December 6 and continue through Thursday the 8. If needed, an additional day the following week will be used to wrap up the project. Work may begin as early as 7:45 am. Because of the hazards associated with cutting and removing the trees, foot traffic on the main path will be restricted. Thank you for your understanding.

President's Comments

by Kathy Taylor

Water, Water Everywhere: When it rains, our neighborhood is plagued by too much water. Last month the HOA asked an environmental/water engineer to look at our common area to determine if we could remedy the run-off problem for some folks down the slope. The only solution is a French Drain system adjacent to their houses. It doesn't help if it's 20 feet away in the common area (or in a neighbor's yard) because it isn't a surface water problem... it's a ground water problem, which is compounded by our clay soil. And equally problematic is the law of gravity. If the property adjacent to yours is uphill, there is nothing to prevent ground water from seeking a lower level.

The engineer said that removing trees or diverting downspouts isn't the cause of downhill flooding. It's ground water, clay soil and gravity. Of course, it's against city code to intentionally discharge water, but having an impermeable structure (like a house) is not a violation.

Trees are another interesting problem. Due to these same problems - ground water and clay - our trees are susceptible to fungus and disease, like the Douglas Firs on the central path we are removing in December, and the oak that toppled over last year on the path.

Unfortunately, the HOA has no rights to do anything about neighbor-to-neighbor issues or conflicts. We do encourage everyone to check their sump pumps, and do what you can to prevent surface water from streaming into your neighbor's yard. Those of

you who have solved your problems and want to share your knowledge or recommend a good contractor for this type of work might want to post it on BWHOA.org.

Secretary's Notes

by Sharon Wood

The November 14th monthly Board meeting was called to order at 7 p.m. at the home of Linda Fuchs, 2016, 18571 Waxwing Way. Board members present were Claudia Kehoe, Corinne Purtell, Gay Heagler, Kathy Taylor, Linda Fuchs, JD Taylor, Sharon Wood. Absent were Holly Gosewehr and Jo Anne Lee. Bing DeBuhr attended as a guest. October minutes were approved.

Action Topics:

A. Holiday party – The date has been set for December 11; Corinne will host the gathering at her house. JD has arranged for the horses and carriage and Corinne has rented the tent. We need to decide on volunteer duties. Sharon and Corinne will take inventory of what is in the shed that can be used at the event. There were many ideas for food and activities.

B. Proposed 2017 Budget and Dues--Budget scenarios were presented with three options for a membership dues increase (4%, 5%, and 8%). Next year the damaged sidewalk near the pool is scheduled to be repaired, among other projects. In two years the pool decks will need to be replaced. The cost is estimated to be at least \$42,000. The Board feels we should look at other options. Discussion ensued regarding the various budget scenarios and the projected expenses for the upcoming years. It is recommended that we adopt a dues increase of 8 % next year in order to replenish the Renewal and Replacement reserve fund. Increased revenue would be \$8,000. A motion to increase dues by 8% was approved.

Except for the past two years BWHOA has had a paid bookkeeper. Kathy has provided this service on a volunteer basis and stated she is willing to do so. Kathy would like to keep \$6,000 in the budget in case she is unable to continue in the future.

C. 2017 Calendar – A 2017 (electronic) calendar of events has been created for the Board. A similar list of events and dates relevant to our neighborhood will be compiled for inclusion in the January *Woodsmen*.

Committee Reports:

Architecture - The encroachment committee's work is completed. Thank you to the committee. Linda read this month's architectural approvals. 1) 18440 Sandpiper Circle: replace existing garage-side fence – same material, design 2) 4857 Sage Hen Way: build fence to enclose entire property 3) 4860 Centerwood St.: install synthetic turf in front yard 4) 18630 Wood Duck St.: replace mailbox 5) 18531 Indian Creek Way: replace fences; encroaching NW corner of fence will be moved to approx. 2' within property 6) 4930 Centerwood St.: replace side yard fence 7) 18410 Indian Creek Dr.: replace backyard fence.

Common Area - Tree removal permits were approved for the diseased stand in the Common Area. The cut trees may be available for homeowners to take for firewood. The main pathway will be closed for a few days.

Communications - \$55.40 was spent for 105 copies of the newsletter. It was suggested again that we transition to all electronic. The newsletter is posted on the BW website. We should decommission our second website.

Pool - The roofs of the pool area buildings need to be cleaned off. Crystal Clear will be hired to conduct this maintenance. Next year we should request neighborhood assistance with the spring pool setup and fall take down.

Treasurer's Report: \$10,000 will be spent this year for tree removal. \$5000 will be moved from the BW money market account to the BW checking account. See detailed report.

President's Comments: None

Meeting Adjourned - 9:00 pm.



*Congratulations to Bing and Linda DeBuhr,
who celebrate their 50th wedding anniversary
on December 10th.*

Treasurer's Report—The Numbers

Balance Sheet

	<u>Oct '16</u>	<u>Oct '15</u>
ASSETS		
Operating Cash	12,182	16,422
Reserve & Renewal Savings	<u>50,068</u>	<u>50,028</u>
Total Cash	<u>62,250</u>	<u>66,450</u>
Accounts Receivable	4,475	6,827
Less Allowance for Doubtful	-2,000	-2,000
Undeposited Funds	0	1,145
Prepaid Insurance	<u>2,542</u>	<u>2,480</u>
Total Assets	<u>67,267</u>	<u>74,902</u>
LIABILITY		
Accounts Payable	<u>151</u>	<u>454</u>
EQUITY		
Fund Balance, beginning	67,979	77,485
Net Income	<u>-863</u>	<u>-3,037</u>
Total Fund Balance	<u>67,116</u>	<u>74,448</u>
Total Liability & Equity	<u>67,267</u>	<u>74,902</u>

Profit & Loss - Budget to Actual

	<u>Oct '16</u>	<u>Budget</u>	<u>Variance</u>
REVENUE			
Assessments	103,040	103,040	
less Bad Debt	0	0	
Finance Charge & Fines	502	730	
Other	<u>3009</u>	<u>1,300</u>	
Total Revenue	<u>106,551</u>	<u>105,070</u>	1,481
EXPENSE			
Pool Operation	-37,320	-40,450	
Common Area	-12,146	-18,760	
Social	-1,572	-3,550	
Trash & Yard Debris	-5,232	-6,400	
Communications	-955	-2,300	
Administration	<u>-7,137</u>	<u>-16,900</u>	
Total Expense	<u>-64,362</u>	<u>-88,360</u>	23,998
CAPITAL			
Pool Capital	-26,002	-25,000	
Special Projects	<u>-17,050</u>	<u>-5,000</u>	
Total Capital	<u>-43,052</u>	<u>-30,000</u>	-12,050
TRANSFER (to) from Reserve	<u>0</u>	<u>15,000</u>	-15,000
Net Income	<u>-864</u>	<u>1,710</u>	<u>-2,574</u>

Treasurer's Report

by Corinne Purtell

2017 Adopted Budget: The budget we adopted includes some changes:

Year	Dues	Increase
2006	440	30%
2007	464	5%
2008	508	9%
2009	556	9%
2010	584	5%
2011	584	0%
2012	584	0%
2013	584	0%
2014	584	0%
2015	612	5%
2016	644	5%
2017	700	8%

- Increase salary expense at the pool to promote one lifeguard to serve as the pool manager.
- Funds are also budgeted for an accounting service. Currently, the President & I share these tasks, but it might be necessary to go back to hiring a service next year.
- One-time expenditures include pool chairs, improved pool security, sidewalk repair in front of the pool and a notice board in Friendship Park.

Other than these items, BWHOA operating expenses are projected to be the same as this year with a small cost of living increase.

2017 Dues Driven by Cash Required: Large scale capital investments in 2015 and 2016 include \$46,000 to refurbish our pools, \$8,700 pave common area paths, \$20,000 to resolve internal and external encroachments, and \$10,000 to remove several dying Douglas Fir trees. We invested more in major projects in the last two years than in the previous five years. The neighborhood is in great condition as a result.

The downside is that Renewal and Replacement Reserves will be drawn down to \$40,000. Our goal is to have one year's Dues in cash (checking and R&R Reserves). That would be about \$103,000. We will end the year with about \$45,000 in cash, which is far below our target. Good news is that few major projects are anticipated in the next 4 years, with one exception. The decks at the pool need replacing, planned for 2018-2019. This project could cost \$42,000. The board debated alternatives and decided that over the next 5 years we need to restore our cash reserves. We decided on an 8% increase next year, which is \$5/mo. Dues will be \$700 or \$175 per quarter. This will provide enough funds to do the decks in 2018-2019. Our forecast projects reaching our target of cash equal to a year's dues in 2021.

During the Great Recession, the Board did not increase dues for 4 years. So, this year's recommendation is partially a catch up. This sensitivity to the economy also explains why so many major projects needed to be done in the last couple of years. (See full budget, back page.)

Let There Be Light!

Buy extra bulbs and check those fuses and extension cords--and please be careful up on those ladders! The Social

Committee will be looking for beautiful seasonal light displays to honor next month. It's always a joy to see our neighborhood in the holiday spirit and we want to celebrate your efforts.