



The Woodsman

A member publication for the residents of Bryant Woods

December 2016

HAPPY NEW YEAR!

Here are some dates to add to your 2017 calendar. Subject to change, but to our best knowledge:

- January 9--BWHOA Monthly Board Meeting, 7:00 p.m., Linda Fuchs' home, 18571 Waxwing Way
(planned for second Monday of each month, usually at Linda's)
- January 31—First Quarter or Full Dues payment due: mail to 18725 Indian Creek Drive, L.O., 97035
- April 15—Annual Egg Hunt at Friendship Park
- April 30—Second Quarter Dues payment due
- May 14, 20, 27—Pool key exchange
- May 27—Pool opens
- June 17—BWHOA Garage Sale
- July 4—4th of July Parade and Celebration
- July 31—Third Quarter dues payment due
- August 17—Annual Meeting
- October 31—Fourth Quarter Dues payment due
- December 10—Holiday Party

The weather outside was frightful, but the lights were so delightful.
What a show, what a show, what a show!

Many of our neighborhood homes have been illuminated for the season. Some were decorated using lasers, some with white LED's, some with inflatables. All were beautiful and lifted our holiday spirits. We would like to thank all those who decorated their homes this very cold winter season. It's always hard to select only a few for special recognition but we did it anyway. Here are our some of our favorites.

- | | |
|---|---|
| 4860 Centerwood Ave – Most Extensive | 18281 Wood Thrush Circle – Contemporary Festive |
| 4981 Centerwood Ave – Best Inflatable | 4886 Sage Hen Circle – Best Entry Way |
| 4991 Centerwood Ave – Most Classic Entry Way | 4882 Sage Hen Circle – Best Reflection on Garage |
| 18781 Indian Creek Way – Best Kid Produced | 4874 Sage Hen Circle - Most Cheery |
| 18412 Sandpiper – Most Simplistic and Tasteful | 4857 Sage Hen Way – Most Welcoming |
| 18438 Sandpiper Way – Most Original | 18610 Indian Creek Drive—Highest Star |
| 18431 Sandpiper Way - Most Colorful | 18715 Indian Creek Drive—Best Gingerbread Cottage Effect |
| 18650 Wood Duck Way - Norman Rockwell Christmas | 18753 Indian Creek Drive—Never the Same Show Twice! |
| 18640 Wood Duck Way – Ultimate Holiday Spirit | 18411 Indian Creek Drive—Best “Calm and Bright” Feeling |
| 18700 Wood Duck Way – Best Decorative Mailbox | 18260 Indian Creek Drive—Biggest Indoor Tree We Saw |
| 18740 Wood Duck Circle – Holiday Special | 18438 Sandpiper Circle—Most Complicated Installation>Best
Result |
| 18414 Deer Oak Ave – Most Festive | 18412 Sandpiper Street—Best Icicle Effect |
| 18421 Deer Oak Ave – Most Traditional | |

Trash Can Etiquette

“Have nothing in your house that you do not know to be useful, or believe to be beautiful.”—William Morris

There's no denying that trash cans, recycle bins, and yard waste bins aren't beautiful, but they sure are useful. (Although kudos are surely due to the person who put them on wheels.) In our neighborhood it's a rule of the CC&Rs that eyesores must be eliminated. That means these receptacles should be on the curb for the shortest time possible

and not visible from the street the rest of the week. So, the cans can go out Tuesday night for our Wednesday pick-up and should be stored away by Wednesday evening—think of it as “the 24 hour rule!” Homeowners with renters are responsible for conveying this information to their tenants.

Snowstorm Teaches a Valuable Lesson

Our neighborhood disaster prep expert Bing DeBuhr has some good advice following our December 14 snowfall and subsequent traffic nightmare:

“Many people spent hours, even overnight, in their cars or offices without any supplies. It would be good for anyone that works in an office building to have a bag in their desk with a bottle of water, a couple power bars, a contact case with a small container of fluid, medications, a tooth brush and travel tooth paste, a pair of walking shoes and some other “creature comforts” of choice. In the car, a change of clothes would be good along with extra warm clothes. Also, a bag with water and power bars reachable from the driver’s seat. Some cash would also be good in case the power is out. This was a walk in the park compared to what the earthquake could bring. Let’s use it as a “fire drill” and get ourselves better prepared for whatever it is that Mother Nature throws at us next time.”

Prep LO recommends a bag for each person that allows you to be self-sustaining for about two days. Some people opt to keep them in the car so they’ll be ready anywhere, any time. Resolving to get a kit together would be a great way to start the New Year. Thanks for the reminder, Bing.

President’s Comments by Kathy Taylor

Weather: A new word is needed for NW snow. Snow should be fluffy and easy to blow off a deck, not boilerplate or cement like. Our snow is so heavy and wet that a snowball is a lethal weapon, harder than a rock. And, do we always need to start with a base of freezing rain? Poor dog can’t go on a walk, because I can’t take 2 steps without slipping. So, give me rain any day. On a more positive note, it’s very pretty. Please drive with chains on snow days, only get on freeways that are not at a standstill, and avoid sidewalks that glisten! Be safe.

Firewood and Dead Trees: Trees were felled recently beside the Central Path. Lots of 16" logs available for the taking. Even though the trees were dying, they are safe for firewood. The disease is in the roots and prevents the tree from getting nutrients (see the reference below for more information.) Natural area management suggests that fallen trees be left to return nutrients to the soil and provide habitat for flora and fauna. In a few months, after firewood is removed by homeowners, we’ll assess if more logs should be removed or not.

This is from Jeremy Fry, Love of Trees LLC: “The suspected cause of death of the firs is laminated root rot (quite confident diagnosis). It will likely continue to spread to species that are susceptible and nearby through the roots. Hardwoods are not susceptible, so essentially the area we were working in is in transition turning into an oak savanna habitat. Here’s a link with more info on laminated root rot: https://en.wikipedia.org/wiki/Laminated_root_rot”

Holiday Party: Thank you Corinne and Gene Purtell for hosting, and to Sharon Wood and other board members who put on a very nice, well attended party. One “lesson learned” is that next year we need a choir director and a few good singers... no auditions required! Referrals gladly accepted.

What do you think about this? It seems some neighbors didn’t know about our holiday party. Which makes us wonder... do enough residents read the Woodsman (paper or electronic)? The board discussed setting up a Facebook page for BWHOA to better share timely information. Many HOA residents belong to NextDoor but that covers several nearby neighborhoods and isn’t appropriate for HOA only topics. BWHOA.org is a good place to keep all our documents but it’s not as easy to use as social media. So, what about Facebook? Is that a good idea for sharing current happenings? Does anyone have experience to share about managing an association Facebook page? Send comments to Claudia (Communciations@bwhoa.org) or to me (President@bwhoa.org).

Secretary’s Notes by Sharon Wood

Meeting called to order at 7 p.m. December 12, 2016

In attendance: Claudia Kehoe, Corinne Purtell, , Kathy Taylor, Linda Fuchs, JD Taylor, Sharon Wood, Holly Gosewehr and Jo Anne Lee. Absent: Gay Heagler. Guests: Bing and Linda DeBuhr, Martine Kaufmann.

November minutes were approved.

Action Topics:

- a. Holiday Party** - Corinne and Sharon briefed the board on the planning and execution of the holiday party. Corinne and her husband Gene were thanked for hosting the event. The group discussed additional and alternative ways to advertise the event to insure the whole community was informed. Suggestions included setting up a Facebook page or delivering event fliers.
- b. Encroachment Filings** - Sharon reported that the documents were filed with the county.
- c. Survey Markers** - Some of the survey markers still need to be removed from properties and permanent markers installed. It was noted that the caps should be taken off but the metal rods must remain.
- d. Board Access list** - Will be discussed at next month's meeting.
- e. CC & R Violation** - Holly briefed the board about a violation regarding a newly installed fence. A review panel will meet to evaluate the violation.
- f. Mitigation Trees** - Holly reported on behalf of Gay that a new homeowner inquired about the removal of tree branches that were hanging over her fence. A family donating their mitigation trees to the Common Area will be contacted to confirm the plan.
- g. Tree Removal** - The first group of trees have been cut down. There is firewood available beside the path.
- h. CC & R Rules Update** - Linda asked all board members to review the questionnaire results by the January meeting. Also review current fines which were implemented 10 years ago. Older (2007, 2009) resolutions should be combined. A reminder should be included in the Woodsman regarding trash can etiquette.

Committee Reports:

- a. Architecture** - Holly reported that the only approval was for a replacement mailbox (18250 Indian Creek Drive).
- b. Common Area** - The board discussed the issue of standing water in back yards. The issue should be resolved between homeowners. The discussion was in response to an inquiry from a homeowner on Indian Creek Drive.
- c. Communications** - \$51 was spent for 100 copies of the November newsletter. Holly asked if we should have an information board for community news. Claudia will check into the idea of having a Facebook page.
- d. Pool** - No news to report. Pavers may be an option to look at when the pool decks are replaced in 2018.
- e. Social** - Jo Anne will email the board with assignments to admire and comment on holiday lighting in a particular section of the neighborhood. The "welcome wagon" group for the neighborhood will now fall under the Social chair's responsibilities.

Treasurer's Report: \$10,000 has been spent for the removal of trees. There were many past due dues but through collection efforts there are now only two.

President's Report - Kathy suggested that a form asking homeowners for their correct contact information be included with the December dues statements. We need to know the correct legal owner of each property.

Adjourned - Meeting adjourned at 8:30.

Treasurer's Report—Part 1 by Corinne Purtell

Balance Sheet			Profit & Loss - Budget to Actual			
ASSETS	Nov '16	Nov '15	REVENUE	Nov '16	Budget	Variance
Operating Cash	11,449	16,423	Assessments	103,040	103,040	
Reserve & Renewal Savings	40,068	50,031	less Bad Debt	0	0	
Total Cash	51,517	66,454	Finance Charge & Fines	502	730	
Accounts Receivable	2,918	6,183	Other	3,009	1,300	
Less Allowance for Doubtful	-2,000	-2,000		<u>106,551</u>	<u>105,070</u>	1,481
Undeposited Funds	161	0	EXPENSE			
Prepaid Insurance	2,660	2,170	Pool Operation	-41,745	-40,450	
Total Assets	55,256	72,807	Common Area	-18,538	-18,760	
LIABILITY			Social	-1,720	-3,550	
Accounts Payable	256	1,063	Trash & Yard Debris	-5,758	-6,400	
EQUITY			Communications	-1,104	-2,300	
Fund Balance, beginning	57,979	77,486	Administration	-7,614	-16,900	
Net Income	-2,979	-5,742		<u>-76,478</u>	<u>-88,360</u>	11,882
Total Fund Balance	55,000	71,744	CAPITAL			
Total Liability & Equity	55,256	72,807	Pool Capital	-26,002	-25,000	
			Special Projects	-17,050	-5,000	
				<u>-43,052</u>	<u>-30,000</u>	-13,052
			TRANSFER from Reserve	10,000	15,000	-5,000
			Net Income	<u>-2,979</u>	<u>1,710</u>	<u>-4,689</u>

Treasurer's Report—Part 2 by Corinne Purtell

For the 2017 dues assessment there are some changes

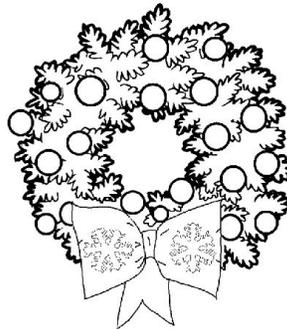
1. The dues for 2017 are \$700 annually or \$175 quarterly. Dues statements will be mailed by the end of December with a one page coupon attachment. Clip a coupon and remit quarterly. Quarterly statements will no longer be mailed. Using these coupons can save our association money for postage, printing and staff (if/when we hire a bookkeeper).
2. The first coupon gives the option to pay annually or quarterly and is due on January 31, 2017. The subsequent coupons on this page are to be used for due dates April 30, 2017, July 31, 2017 and October 31, 2017, if you chose to pay quarterly.
3. Along with the statements we are including the information we currently have in our permanent records for accounting and voting purposes. We'd appreciate it if you would please take the time to update this information (email addresses, phone numbers and legal owners) and return it with your dues payment on January 31, 2017 or send it to BWHOA Treasurer.
4. Finance charges for late payment will be posted to accounts this week. Invoices for amounts greater than \$10.00 will be mailed. For lesser amounts, it will only be listed on 2017 statements.

How to Contact the Board

President - Kathy Taylor president@bwhoa.org
Vice President – JD Taylor vp@bwhoa.org
Treasurer – Corinne Purtell treasurer@bwhoa.org
Secretary – Sharon Wood secretary@bwhoa.org
Architectural Chair – Holly Gosewher architectural@bwhoa.org
Communications/Newsletter Chair - Claudia Kehoe communications@bwhoa.org
Pool Co-chairs—JD Taylor and Linda Fuchs pool@bwhoa.org
Common Area Chair – Gay Heagler commons@bwhoa.org
Social Chair – JoAnne Lee social@bwhoa.org

Our website is www.bwhoa.org

You can receive The Woodsman via email! Send your preferred address to communications@bwhoa.org. Please include your name and street address.



*A big thank you to Loyce Martinazzi and Norm Parker for the wreath that decorates the pool gate.
(It was so charming with snow on it!)*