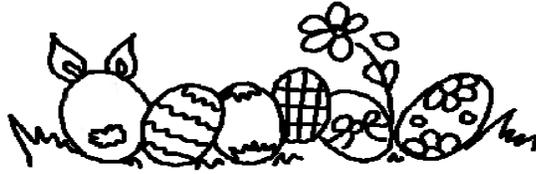




# The Woodsman

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

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[www.lucylearns.com](http://www.lucylearns.com)

## Egg Hunt Egg-stravaganza Saturday, April 14<sup>th</sup>!

Find your baskets and bring a camera and coffee cup for an overload of cute fun! The annual BWHOA Easter egg hunt will start at 10:30 Saturday April 14, rain or shine—with coffee provided for those who need extra spring in their step. Hunters in three age groups (0-3, 4-6, and 7-11) will meet behind the pool for a staggered start and a chance to find the Golden Egg and win a special prize. The Easter Bunny could still use some help the day of the event. If you're feeling hoppy contact Linda Fuchs to lend a hand ([noblends@gmail.com](mailto:noblends@gmail.com)).

President's Comments by Kathy Taylor

**Update on Short-Term Rentals (Airbnb & HomeStay type):** The City Council of Lake Oswego is deliberating this issue. The City Attorney has advised that if a property owner wants to rent rooms out of his/her house for 30 days or less it is a Hotel/Motel, which is currently not allowed in residential zones. The City may choose to allow Short Term Rentals within the City. The owner would be required to apply for a business license, be inspected and pay Hotel/Motel Transient Lodging Tax. Our CC&R's state that no building shall be used for any purpose other than residential. The Board will be discussing this topic in future meetings, so please let any Board member know your opinion on this topic.

**Fallen Oak Tree & Dead/Dying Trees:** For the Love of Trees, LLC has scheduled removal of 13 dead/dying Douglas Fir, 1 storm damaged willow and the fallen oak tree by the pool April 21-26, pending approval by the Board at our April meeting. I'd like to remind people that we went out for tree service bid last year and selected a preferred vendor for 3 years, like our agreements for pool maintenance and lawn care.

Last fall we asked for a compressive assessment of all our Common Area trees. Our immediate concern was the high number of dying Douglas Firs on the Central Path near the Sandpiper/Deer Oak access, which was the same area trees were removed a couple years ago. The arborist advised us that a root fungus is the cause and the only method to limit future infestations is to remove dying firs as soon as the disease is apparent. Eighteen fir trees were

removed last fall and now we are removing 13 more. I know I've mentioned this before, but in case you have dying fir trees you might want to act sooner rather than waiting to limit damage to other trees.

## Secretary's Notes by Sharon Wood

Meeting called to order at 7:05 p.m., March 13, 2017, 18571 Waxwing Way

In attendance: Kathy Taylor, Linda Fuchs, Sharon Wood, JD Taylor, Karen Logsdon, Ellie Brewer, Claudia Kehoe. Absent: Gay Heagler, Holly Gosewehr. Guests: Dave Bauer, Liz Zito, Bing and Linda DeBuhr, Martine Kaufmann.

February minutes were approved with minor corrections.

### Action Topics:

**a. Mitigation Trees and Storm Damage** - Kathy reported that we should plan on planting the mitigation trees prior to the summer heat. The fallen tree by the swimming pool will be removed manually; the estimated cost will be \$6000. Several other trees have been identified as immediate concerns. The total cost to removal all of the problematic trees will be \$14,600. This will cause a budget line item deficit of \$10,000. The Board approved spending up to \$15,000 for tree removal during this fiscal year.

**b. CC & R Survey Update & Fines** - Linda proposed updates to the "Notice of Complaint," including changing the title of the document to "Notice to Homeowner of Non-Compliance". The board approved the changes to the CC&R compliance document.

**c. Emergency Preparedness** - Karen has conducted research on preparedness. We will start with communicating to homeowners as to what resources are available regarding emergency preparedness. Copies of materials can be made available at the pool key distribution.

**d. Information Kiosk** - Kathy reported that the information board has been ordered.

**e. Lake Oswego Municipal Grant** - Sharon had nothing to report.

**f. Newsletter Discussion** - Claudia would like help delivering the Woodsman to homeowners and proposed asking a neighborhood youngster. The Board discussed the idea of phasing out the paper copy but having it available at the new pool kiosk and posting the newsletter on the BWHOA website. All agreed this was a good idea. Claudia will create a timeline for these changes.

### Committee Reports:

**a. Social** - Linda has heard from a few who would like to volunteer at the Easter Egg Hunt, and she still needs a few more so this item should be included again in the next Woodsman. She has already purchased the candy for the hunt. The Social Committee still needs a chair. The next event will be the 4th of July party. There is also a need for someone to welcome new neighbors.

**b. Pool** - Kathy read from Holly's "work completed" memo. She also passed along the Wet Kat contract to Linda for signature.

**c. Communications** - Martine will have the online Directory fully updated soon.

**d. Common Area** - Dave Bauer reported that a landscape crew has been dumping yard debris in the common area. This is a CC&R violation.

**e. Architecture** - Ellie will handle architectural change requests with Karen backing her up and assisting with the annual neighborhood walk thru. Two non-compliances were discussed.

Approvals: 18400 Indian Creek Dr.: replace roof; 18331 Wood Thrush Circle: replace garage



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Do something fun with your Woodsman when you're done reading it.

