



The Woodsman

A member publication for the residents of Bryant Woods April 2017 www.bwhoa.org

What a Beautiful Day for an Egg Hunt!



We had a marvelous turnout—about forty children from infant to 11 years old. Our Golden Egg prize winners were Mia Anderson (2 yrs), Beckett Mercer (5 yrs), Kevin Benson (9 yrs). There were plenty of eggs to go around, and the adults enjoyed coffee and conversation. Thanks go to the helpers: Grace, Henry, and Rebecca Taylor, Angie Edge, Jane Clemente, Katie & Will Marshall, Emily Iverson, Courtney Brewer, Martine Kaufmann, Gay Heagler, Holly Gosewehr, and main organizer Linda Fuchs

Upcoming Events

May 7, noon—Common Area Walking Tour, meet at Pool
May 8, 7 p.m.-- Board Meeting, Fuchs home, 18571 Waxwing Way
May 27—Pool Opens! (see key exchange info page 4)
June 3 & 4—CC&R Compliance Walk Through
June 17—BWHOA Garage Sale

President's Comments by Kathy Taylor

Dog Owners: The City is enforcing the rule to keep dogs leashed. Read the signs when you enter the school's playing fields so you stay on the right side of the law. My dogs and I have spent hours out there playing ball, but I can't say I'm surprised by the City's action. I've called out a few bad apples for not picking up after their animals. That's something kids don't need to deal with when they're playing sports.

Monthly Common Area Walks: When new Board members start their terms, I take them on a walkabout. I want them to see for themselves what BWHOA is responsible to safeguard. It takes about an hour to walk our Common Area, and requires rugged shoes or hiking boots! Surprise is the most common response. No matter how long they've lived here, new board members are amazed. Sure, most know about the paved central path. But, as the expression goes, that's not the half of it. Our most visible asset is our pool, but our most valuable asset is 7.3 acres of open space. Currently, it's mostly fending for itself with minimal action by us. If a tree isn't dead or dying we simply let things be. That's not all bad, but we do have problems like invasive grasses, blackberries, ivy, and access problems. More exciting, however, is the possibility of enhancing these wonderful spaces. Join us for a walk the first Sunday of the month (starting in May) at noon at the Pool. Wear boots and plan for an hour. Bet you'll be surprised, too!

More Fire Wood: Several more trees will be removed in the Common Area April 21-26. Some are along the Central Path where the last round of trees was felled. There are still several blocks of wood on the unpaved spur into the East Common Area (toward Deer Oak) and at the back of the grassy knoll on the Central Path. This next round will be in these same areas.

In addition, there will be trees dropped in the West Common Area off the spur off Waxwing. Unfortunately, rocks were placed on our access by a homeowner several years ago making access difficult. There is another access at Wood Thrush, also with a rock in the way, but it's passable. Ignore the No Trespassing signs in the West Common Area...this entire open area belongs to us, BWHOA residents.

Some have asked if the wood is safe. Yes, the fungus is in the soil and it prevents the tree from getting moisture but it does not affect the wood per se.

Oak Tree Removal: This tree was removed April 18th. Attempts have, so far, been unsuccessful to sell the wood or even give it away. The fences will be repaired. Once the tree is removed, the grounds will be evaluated for repairs and renewal.

Secretary's Notes by Sharon Wood

The meeting was called to order at 7:10 p.m., April 10, at the home of Sharon Wood, 4881 Centerwood St.

Board members in attendance were Linda Fuchs, Sharon Wood, JD Taylor, Karen Logsdon, Ellie Brewer, Claudia Kehoe, Gay Heagler, Holly Gosewehr. Kathy Taylor was absent. Guests were Dave Bauer, Bing and Linda DeBuhr, Martine Kaufmann

The March Board Meeting minutes were approved.

Attendee comments included questions about the removal of the pool covers and Board involvement in having the community prepared for emergencies. Another resident reiterated his concern about the ivy on trees in Common Area adjacent to his home and would like our arborist's opinion. Kathy was absent so there was no update.

Linda offered to host next month's Board meeting at her house. The meeting location should be included in the Woodsman.

Action Topics:

a. Mitigation Trees and Storm Damage - Gay reported that one mitigation tree will replace the dead dogwood in Friendship Park. The second tree will be in the common area. The board discussed the acceptance of memorial stones, trees etc in the Bryant Woods' common areas. Discussion ensued regarding the removal of the tree behind the pool and whether the BWHOA's insurance would cover the cost of repairing the fence. Kathy will be asked check into this.

b. CC & R Survey Update & Fines - The Board approved a motion to accept changes to the packet of compliance and enforcement documents that were discussed at last month's board meeting.

c. Information Kiosk – The information kiosk should be hung on the pool fence by next week. It will be located to the right of the pool gate near the bicycle rack.

d. Lake Oswego Grant – The LO Neighborhood Enhancement Grant does not fund removal of downed trees. They do have some funding for emergency preparedness items but the board had previously agreed that they do not wish to pursue the grant funding for this.

e. Social Volunteers

Welcoming new neighbors – Board members will be notified when a new neighbor moves in; the board member living closest will be asked to deliver a welcome packet and a small gift (plant).

Garage Sale – Sign placement and advertising chores have been assigned.

4th of July - This will be an all hands on deck event. The HOA will provide hot dogs, chips, drinks and paper goods. We will poll neighbors to see if they prefer a potluck for side dishes, or to have sides provided. "Job" assignments will be decided at the May meeting.

Committee Reports:

a. Architecture - There was only one request for an architectural approval and a few possible CC & R violations were noted.

b. Common Area - Additional dead trees will be cut down at the end of the month. It was suggested that the irrigation system be checked this spring.

c. Communications - \$26 was spent on the March newsletter and \$36 on a flyer about the egg hunt and the Emergency Preparedness Fair. Board members were reminded of the Saturday noon deadline for newsletter content. A plan for going entirely electronic with the newsletter has not yet been made.

d. Pool - All of last year's lifeguards have been contacted. Many are interested in returning this summer. There will be a Head Lifeguard and Head of Maintenance- no separate Pool Mgr position. The pool will open on May 27. Key distribution will be on May 21, 22, 27, 28. The swim lesson dates need to be set and we will need one additional instructor (one will be returning). The water aerobics instructor will be contacted about teaching again this summer.

Treasurer's Report: The Board approved a small increase in the amount needed to removal all of the dead trees in the common areas. The new amount approved is \$15,230.

Adjourned - Meeting adjourned at 8:40 p.m..

Common Area Report by Gay Heagler

The city has approved our permit to cut and trim several trees that are either dead, dying, or a safety hazard. In addition, the tree work will include removing the large oak by the pool that was toppled this winter. For the Love of Trees is scheduled to be working Wednesday through Friday April 19-21, and Wednesday April 26. Work may begin as early as 7:45 am. Because of the hazards associated with cutting and removing the trees, it would be appreciated if foot traffic on the main path could be minimized. Thank you for your understanding. As we have done in the past, wood will be cut into manageable lengths and left for neighbors to take and use.

Information Kiosk is Up at the Pool

Earlier this month the Board installed an information kiosk at the pool. It is on the outside of the pool fence near the bike rack. The plan is to post notices and reminders of events and other items of interest to our neighborhood. Maintenance of the notice board will be the responsibility of the Communications Chair (communications@bwhoa.org). This kiosk is meant to complement the newsletter and our website for getting information out to neighbors.

If you are not already signed up to view our website at www.bwhoa.org you are encouraged to do so. The process is simple and there is a great deal of information to be found there. At this time of year many are interested in neighbors providing services and there is a page of the site dedicated to this helpful information.

Also, the **2017 BWHOA Directory** is available online for registered members on the Pages & Links tab. Many thanks to those who returned the information forms included with the 2017 dues invoice. This is a private document, so you must log in to view and print the PDF (use "landscape"). If your information needs correcting, please contact info@bwhoa.org. If you would like to register, go to <http://www.bwhoa.org/register> and carefully follow the instructions.

It's Almost Pool Season... by Linda Fuchs and JD Taylor

Rain or shine, the pools will open on May 27th at 10am. First, you'll need to exchange your old key for the new one, so please note the following key exchange information:

- Exchanges will take place at the pool on May 20 & 21, 27 & 28, 10am – noon. Adult homeowners only, please.
- To save time, kindly print out and complete the Pool Emergency Form available on our website: www.bwhoa.org (follow "Pages & Links"), as well as a copy of the Pool Rules. If you are unable to do this, there will be blank forms and copies of the Rules at the pool. Be sure to have your emergency contact information readily available.
- If you have misplaced your old key, there is a \$5.00 replacement fee.
- And last, please check for any late notices regarding your homeowner dues prior to this exchange.

The May Woodsman will provide more pool information regarding water aerobics dates, swim lessons, swim tag procedures, the Pool Rules, our Guest Policy and our new and returning lifeguard and maintenance personnel. Your board pool contacts are Linda Fuchs and J.D. Taylor – do not hesitate to contact us with any questions or concerns.

Water Aerobics are Back!!

By popular demand, water aerobics instructor Wendy Berton will return to the BW pool to lead us in morning water exercising. Classes will be held twice a week on Thursdays and Saturdays 10:30-11:30am starting June 22nd and June 24th. The cost is \$50 for once a week, \$85 for twice a week for the 10 week session. All dates through the end of August will be announced next month. Tell your friends and neighbors. Non-residents of BW are welcome! For more information contact Linda F. 503.515.5955.

Treasurer's Report

Balance Sheet			Profit & Loss - Budget to Actual			
ASSETS	<u>Mar '17</u>	<u>Mar '16</u>	REVENUE	<u>Mar '17</u>	<u>Budget</u>	<u>Variance</u>
Operating Cash	54,018	47,059	Assessments	112,000	112,000	
Reserve & Renewal Savings	40,082	50,045	less Bad Debt	0	0	
Total Cash	<u>97,100</u>	<u>97,104</u>	Finance Charge & Fines	0	340	
Accounts Receivable	48,006	48,126	Other	147	2,800	
Less Allowance for Doubtful	-1,000	-2,000		<u>112,147</u>	<u>115,140</u>	-2,993
Undeposited Funds	876	0	EXPENSE			
Prepaid Insurance	<u>983</u>	<u>930</u>	Pool Operation	-3,276	-44,880	
Total Assets	<u>142,965</u>	<u>144,160</u>	Common Area	-7,231	-35,770	
LIABILITY			Social	-74	-3,500	
Accounts Payable	<u>2,754</u>	917	Trash & Yard Debris	-1,578	-6,900	
EQUITY			Communications	-350	-1,500	
Fund Balance, beginning	45,138	67,979	Administration	<u>-1,095</u>	<u>-11,100</u>	89,395
Net Income	<u>95,073</u>	<u>75,264</u>	CAPITAL			
Total Fund Balance	<u>140,211</u>	<u>143,243</u>	Pool Capital	-2,095	-5,300	
Total Liability & Equity	<u>142,965</u>	<u>144,160</u>	Common Area	<u>-724</u>	<u>-2,000</u>	
				<u>-2,819</u>	<u>-7,300</u>	4,481
			TRANSFER from Reserve	0	-4,000	4,000
			Net Income	<u>95,073</u>	190	<u>94,883</u>

CC&R Compliance Walkthrough Coming Up

Please note that on June 3 and 4 a group of neighbors will be doing a visual check of home exterior appearances for CC&R compliance. The attached Fine Schedule should give homeowners a very good idea of problems to eliminate. There should be enough good weather in the next few weeks to take care of storm-damaged property and landscaping and to work on relocating visual nuisances.

Share Your Good News

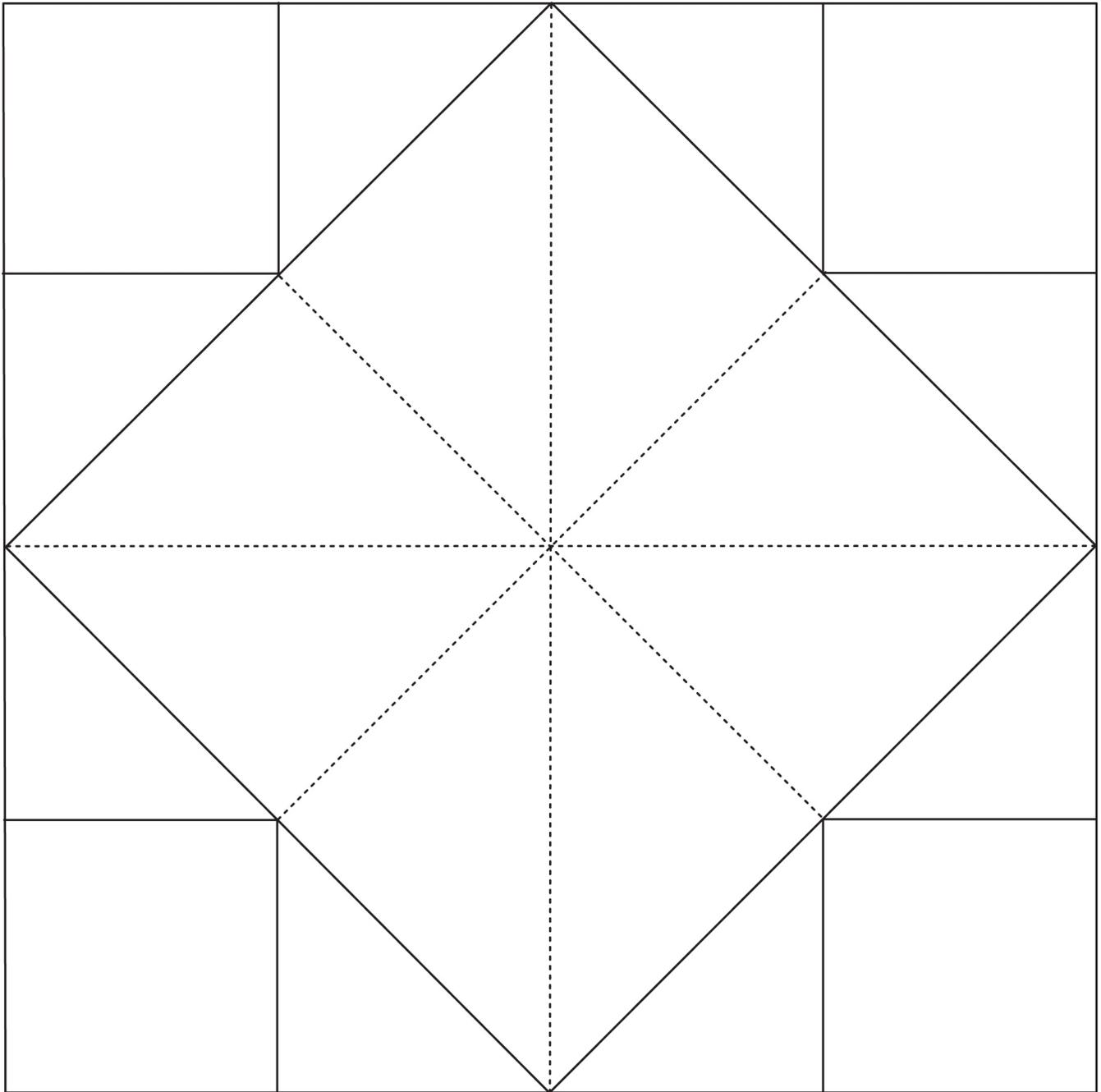
Graduation and wedding season will soon be upon us, and the Woodsman would like to help you celebrate. We would be delighted to publish the names, schools, and fields of study of any grads, and happy news of newly married couples or other new arrivals among our neighborhood friends and family. Send an email to communications@bwhoa.org.

The Woodsmen of Bryant Woods

As previously noted, Chad Freyer split a lot of logs when trees were taken down on the main path. He wants to be sure fellow axe men Victor Caceres and Stan Jaco get some credit, too. Thank you, gentlemen!

YOUR COOTIE CATCHER

Invent Your Own Cootie Catcher!



What will yours be for? Choosing a movie? Deciding where to go to dinner? Assigning chores?
You remember how to do this!

Cut out and place blank side up. Fold all corners to the middle. Flip it over and fold all the corners to the middle again. Fold the square vertically and make a firm crease. Open it up, fold horizontally and crease. Push points together and lift the flaps. Fill in the blanks and have some fun (or do some chores).