



# The Woodsman

A member publication for the residents of Bryant Woods May 2017 [www.bwhoa.org](http://www.bwhoa.org)

---

## Get These Dates On Your Calendar!

Pool Key Exchange—May 20&21, May 27&28

Pool Opens—May 27

CC&R Compliance Walk Through—June 3&4

L.O. Community Cleanup Day—June 3

BWBOA Board Meeting—June 12

BWOA Garage Sale—June 17

BWBOA Charity Pick-up—June 17

Independence Day Celebration—July 4<sup>th</sup>

Details to be found in this newsletter.

## Spring Survey—Tell Us What You Think!

When you exchange your pool keys you will be invited to take a survey. The Board would like to know which events and activities you value, and maybe some you don't. A summary will be presented at the Annual Meeting in September. This survey information will inform our decisions as we prepare our 2018 Budget and Renewal & Replacement Reserve forecast.

The survey also addresses your interest in getting involved. Everyone may love an event/activity, but if no one steps forward to help, all the work falls on Board members. Every Board member already has responsibility for one or more areas of Association business – Architecture, Common Area, finance, pool management, repairs, etc. BWBOA needs more people to help produce social events, help out at the pool, and help in the Common Area. Neighbors working together builds community and it's fun... the more, the merrier. Please join us.

Finally, if you have an expertise (construction, legal, insurance, landscaping, accounting, real estate, leading a choir, etc.) let us know so you can assist or advise us on upcoming projects. For example, we are reviewing roof rules, updating by-laws, and holiday caroling would be more fun with a leader, just to name a few opportunities.

Complete the survey at the pool key exchange. Or, take it home and mail it to BWBOA 18275 Indian Creek Drive. Or, go to BWBOA and complete the online form, then email it to [President@BWBOA.org](mailto:President@BWBOA.org) (or any other board member). Survey ends July 15<sup>th</sup>.

## President's Comments by Kathy Taylor

**Roof Rules:** Board discussions have started on roof guidelines. Our current list of materials is dated; roofing materials have evolved and tastes have changed. The guidelines try to ensure that roof materials are consistent with the quality of our neighborhood and blend into the 'look and feel' of other homes. The Board invited Jerry Becker of Roof Life of Oregon to share his insights and tell us about the state of his industry. He gave us some good information about products that may work best in neighborhood. The

board will begin the process of updating the rules. If you have comments or concerns, please let me know. [President@bwhoa.org](mailto:President@bwhoa.org)

**Event Survey and Volunteers:** When you exchange your pool key, you will be asked to take a short survey. Tell us which BWHOA events you participate in and any suggestions for improvement. All our events need volunteer participation over and above the efforts of the board members. It's your neighborhood, tell us what events you like and how you'd like to help.

**Notice Board at the Pool:** If you'd like us to post a notice contact Claudia Kehoe. [communications@bwhoa.org](mailto:communications@bwhoa.org)

**Fire Wood:** Blocks of wood are (still) waiting to be taken home. Check the unpaved spur into the East Common Area (toward Deer Oak) and at the back of the grassy knoll on the Central Path. Intrepid wood gatherers should check out West Common Area near the spur off Waxwing. (There is another access at Wood Thrush.) Access is limited due to rocks in the access. Please be respectful of your neighbors' property.

**Safe Wood:** Because we've had several Douglas Firs die from a fungus, I've been 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.

**Two More Dying Firs in Common Area:** The only way to control the spread of the fungus is to quickly remove the trees. Please watch your own trees for problems and call your tree service if you suspect this fungus. It starts with brown needles near the top.

**Big Oak at the Pool:** This tree was removed in late April. You might be glad to know the wood didn't go into the chipper. Neighbors showed up to take it! That tree was estimated to be more than 300 years old. The root system was disturbed from drain work several years ago. An insurance claim has been filed. Holly Gosewehr has replanted grass on the berm where the tree landed. Thank you Holly!

## News of Our Neighbors

Jackson Socolofsky graduated from Puget Sound University May 14th with a BA in Japanese & Chemistry. Congratulations, Jackson, and best wishes!

Gay Heagler has stepped down from her position as the BWHOA Board Common Area Chair. The Board appreciates her time and energy. She shoveled a lot of snow and ice this past winter and will remain active helping keep the Common Area looking good. Thank you, Gay.

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

It's finally time for the **KEY EXCHANGE:** May 20 & 21 saw several neighbors ready for this year's season. Your second opportunity to exchange last year's key will be at the pool on **May 27 - Pool Opening Day - as well as the 28th, also 10am to noon.**

Only adult homeowners may exchange keys, or you may entrust your key and form to a neighbor if you are unable to be there yourself. Please keep in mind that volunteers help distribute your new keys. We all prefer to do so during the four days listed above, and not when a sunny day prompts homeowners to suddenly need a new key.

Our lifeguards are not allowed to open the gate for anyone, so your ease of entry will be guaranteed if you make the effort to obtain your 2017 key in the next two weeks. Thank you!

To save time, kindly print out and complete the Pool Emergency Form available on the website: [bwhoa.org](http://bwhoa.org) (follow "Pages & Links"), as well as a copy of the Pool Rules. Blank forms will also be available at the pool. 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.

**SWIM LESSONS:** Lessons will be offered during two sessions, each 10 days long (Monday - Friday, 10am - 12pm with 4 30-minute classes/levels). Session I: July 17 - 28. ; Session II: July 31 - August 11. Registration forms will be available in the box attached to the pool fence. Once completed, place your form and payment in the secure HOA mailbox.

**AQUA AEROBICS:** Join the fun, bring a neighbor or a friend from outside of BW. Please note the different times for four Thursdays due to the overlap with Swim Lessons.

Thursdays, 10:30-11:30 a.m.: June 22, 29, August 24.

Saturdays: June 24, July 1,15,22, August 5, 26

Thursdays, 12 - 1p.m. : July 13, 20, August 3, 10.

The fee is \$50 for 1x/week; \$85 for 2x/week. If coming once a week, you may attend either the Thursday or Saturday class. Checks can be made out to BWHOA and brought to the first class. Waivers will also be filled out that day. It's suggested that you wear water shoes and bring barbells to class if you have them—some will be available if you don't, and pool noodles will be available, also.

**MISCELLANEOUS:** Details on Swim Bracelet requirements, Guest Policies or picnic area reservations / pool parties are also available on the HOA website. Aqua aerobics, swim lesson forms and pool party forms are available online as well as in the mailbox next to the gate.

Your board pool contacts are Linda Fuchs and J.D. Taylor – do not hesitate to be in touch with any questions or concerns. We look forward to seeing you at the pool!

## Secretary's Notes by Sharon Wood

The meeting was called to order May 8, 2017, 18571 Waxwing Way (Linda Fuchs' home)7:05 p.m. Linda Fuchs, Sharon Wood, JD Taylor, Karen Logsdon, Ellie Brewer, Claudia Kehoe, Holly Gosewehr, Kathy Taylor in attendance; Gay Heagler absent. Guests were Dave Bauer, Bing and Linda DeBuhr, Martine Kaufmann, Jerry Becker of Roof Life of OR.

**Guest Presentation:** Jerry Becker of Roof Life of OR gave a presentation regarding roofing materials. Most of the roofs in Bryant Woods are "presidential". Shake roofs are very uncommon due to cost (twice the cost of presidential). Certainteed's Presidential is about a 20-year roof. Most people think these are 50-year roofs but they tend to lose their seal and the sealing is difficult to repair. Malarkey has the longest-lasting roof product at a cost two percent higher than other types. Malarkey shingles are flatter than others. The top-rated (in Jerry's opinion) are Malarkey, Certainteed, and Owens Corning. The shingle is only a small cost of the roof. Ventilation, warranties, and labor are the significant costs. Choose which type of roofing according to how long you plan on remaining in the house. Tile roofs are not designed for Oregon weather. Tesla is coming out with a new type of roofing material - solar tiles. According to Jerry there has not been a roof fire in the Portland area in more than 20 years. There are many colors and profiles of shingles to choose from.

**April Board Meeting Minutes:** Minutes were approved with minor changes.

**Attendee Comments:** Bing asked about the LED lighting at the pool.

### **Action Topics:**

**a. Roofing guidelines** – Martine Kaufmann has written a lengthy and detailed memo to the Board about the history of roofing materials in BWHOA, asking for a 30 year or better policy. No action taken at this time, still under discussion.

**b. Mitigation Trees** - No report.

**c. Storm Damage Claim** - There will be an insurance claim filed for the damage to the two fences and

tree removal by the pool.

**d. Pool Opening** - JD reported that most of the pool positions have been filled. Key exchange dates will be posted on the reader board at the pool. Those with past due dues accounts will not be able to get a 2017 key.

**e. Neighborhood Survey** - Kathy presented a brief survey she would like to distribute to homeowners. The Board discussed the survey.

**f. Social** - Kathy will assign a welcoming person (Board member) to each new neighbor according to who lives closest to them. The neighborhood garage sale will be held on June 17. There will not be a neighborhood trash pickup this year due to extensive issues with the pickup in recent years. There will, however, be a charitable pickup done by the Salvation Army. After no response to a query on the Discussions page of our website, the Board decided to go with a potluck for side dishes and desserts. Dave Bauer will work the grill again this year and has suggested a "tip jar" to benefit a local organization. Kathy will check to see if a city dignitary would like to participate in the parade. Because there is currently not a social chairperson the board members will take on the task of putting on this event. A task list for the event was begun at the board meeting.

#### **Committee Reports:**

**a. Communications** - Claudia reported that \$56 was spent on printing the newsletter and \$20 for delivering them (neighborhood youngster).

**b. Common Area** - Holly commented that there is quite a bit of clover growing in some Common Area grass. Grass seed was spread on the pool area grass and shouldn't be mowed. The sidewalk in front of the pool should be repaired next year. Estimated cost is \$15,000 plus \$1500 for curbs. The city will repair the area where there is a water leak near the pool. The repair should be done in a month or so.

**c. Architecture** - Ellie reported that there were two approvals: 1) 18581 Waxwing Way—cedar fence, and 2) 4970 Centerwood—window replacement. We are getting bids for repairing the leak in the Tuff Shed roof at the pool.

#### **Treasurer's Report:**

The cost of tree removal will be \$17,000. We should look at moving our reserve funds to an investment that earns more interest. Currently there are 27 homeowners who are tardy on their dues payments. The HOA financial review has been completed.

**Adjourned** - Meeting adjourned at 9:18 p.m.

## **Garage Sale Charity Pickup - 3:00 Saturday, June 17**

The Salvation Army will be in Bryant Woods at 3:00 p.m. on the day of the neighborhood garage sale to pick up any items you wish to donate. Please put your donations by the street and be sure to mark the items "Salvation Army". Indicate if you would like a receipt (which will be placed in your mail box). They **will accept** the following items: clothing, books, records, CDs, furniture, collectibles, jewelry, antiques, shoes and accessories, household items, linens, small electrical items, computers and other electronics, mattresses and upholstered items that are in good condition, exercise equipment and garden equipment and tools.

Items they **will not accept** include large household appliances that are not in good functioning order (no gas appliances whatsoever), large console TVs and stereos, or TVs older than 5 years old, built-in appliances (ovens, stoves, dishwashers etc., automobile parts, paint or chemicals, kerosene and gas heaters, frequently recalled items such as toys, infant furniture, car seats etc. NOTE: THE ITEMS MUST BE IN GOOD CONDITION AND IT WILL BE UP TO THE DISCRETION OF THE SALVATION ARMY

DRIVER AS TO WHETHER AN ITEM WILL BE ACCEPTED. IF AN ITEM IS NOT PICKED UP YOU ARE RESPONSIBLE FOR REMOVING IT FROM THE CURBSIDE BY THE END OF DAY ON SATURDAY.

Please direct any specific questions regarding the pickup to Chase Davis of the Salvation Army at chase.davis@usw.salvationarmy.org.

## Treasurer's Comments By Holly Gosewehr

**Past Due Assessments:** Please send your payment to BWHOA so it can be processed before May 19. Pool keys are distributed to members who are current on dues and late fees. As a reminder, quarterly dues were payable before April 30<sup>th</sup>. Future due dates are July 31<sup>st</sup> and October 31<sup>st</sup>.

**2016 Annual Report from Rich Winkle, CPA:** Our annual report is available at [www.BWHOA.org](http://www.BWHOA.org). Let us know if you have any comments or questions.

**Year to Date Financial Status:** Unexpectedly high tree removal costs and higher than prior year pool electrical costs are the only variances from last year's operating expenses. Our budget was reallocated to address these items. Non-operating expense include pool safety equipment, notice board and storm damage to oak tree & fences for a total of \$11,960, compared to last year \$37,180 for refurbishing the big pool and common area surveys. We're only 4 months into the year, but so far, we're on track to meet the budget.

### Treasurer's Report

Balance Sheet			Profit & Loss - Budget to Actual			
<b>ASSETS</b>	<b>Apr '17</b>	<b>Apr '16</b>	<b>REVENUE</b>	<b>Apr '17</b>	<b>Budget</b>	<b>Variance</b>
Operating Cash	61,486	37,778	Assessments	112,000	112,000	
Reserve & Renewal Savings	40,084	50,048	less Bad Debt	0	0	
Total Cash	101,570	87,826	Finance Charge & Fines	0	340	
Accounts Receivable	36,849	33,249	Other	159	2,800	
Less Allowance for Doubtful	-1,000	-2,000		112,147	115,140	-2,980
Undeposited Funds	700	5,820	<b>EXPENSE</b>			
Prepaid Insurance	666	620	Pool Operation	-4,972	-39,908	
<b>Total Assets</b>	<b>138,785</b>	<b>125,515</b>	Common Area	-22,128	-35,770	
<b>LIABILITY</b>			Social & Architecture	-205	-3,500	
Accounts Payable	19,004	3,566	Trash & Yard Debris	-2,104	-6,900	
<b>EQUITY</b>			Communications	-436	-1,500	
Fund Balance, beginning	45,138	67,979	Administration	-4,256	-11,100	69,548
Net Income	74,643	53,970	<b>CAPITAL</b>			
Total Fund Balance	119,781	121,950	Pool Capital	-2,624	-5,300	
<b>Total Liability &amp; Equity</b>	<b>138,785</b>	<b>125,515</b>	Common Area	-791	-2,000	
				-3,415	-7,300	3,885
			TRANSFER from Reserve	0	-4,000	4,000
			<b>Net Income</b>	<b>79,643</b>	<b>190</b>	<b>74,453</b>

### Making Sure We're Looking Good

On June 3 and 4 Board Members and other interested neighbors will be walking through Bryant Woods to make sure we are all in compliance with the terms of our CC&RS. The attached Fine Schedule for infractions will give you a good idea of problems to look for. Other things are making sure roofs are clear of debris and moss, weeds pulled and lawns tidy, driveways power-washed if necessary, obstructive limbs and branches trimmed, and clutter removed from the sides of homes. And consider this your friendly reminder that garbage, recycling, and yard debris containers should be removed from view as

soon as possible after pickup. Storing containers in front of garage doors or someplace visible from the street is not in accordance with our policies. Anyone interested in participating in the walk-through is welcome to contact a Board member.

### Board Contact Information

President	Kathy Taylor	president@bwhoa.org
Vice President/Pool Co-chair	JD Taylor	vp@bwhoa.org
Secretary	Sharon Wood	secretary@bwhoa.org
Treasurer	Holly Gosewehr	treasurer@bwhoa.org
Communications	Claudia Kehoe	communications@bwhoa.org
Pool Co-Chair	Linda Fuchs	pool@bwhoa.org
Architectural	Ellie Brewer	architectural@bwhoa.org
Common Area	OPEN	commons@bwhoa.org
Social	OPEN	social@bwhoa.org
At Large	Karen Logsdon	

### Dots and Boxes!

Take turns with a friend connecting the dots. The first one to complete a box initials it, most boxes wins!

