



The Woodsman

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

Come Celebrate Independence Day Bryant Woods Style!

It's a good old fashioned 4th this year, with kids carrying the banner at the head of the noon parade, hot dogs on the grill, and—back after a few years' absence—**potluck side dishes provided by all of us!**

Decorate those two and four-wheeled human powered vehicles in red, white, and blue. Parade participants should plan to assemble on Indian Creek Way at about 11:45 for a noon start. We will be joined this year by Lake Oswego City Councilor Jackie Manz and her husband. The procession ends at the pool with Otter Pops for the kids and a barbecue for all.

Grillmaster Dave Bauer asks that you tuck a few dollars in your pocket for the tip jar at the grill, benefitting the Lake Oswego Veterans of Foreign Wars Chapter. Great idea, Dave!

As mentioned above, the HOA will provide dogs, buns, lemonade and chips. **Last names A-L, please bring a salad; last names M-Z please bring a dessert to share.** (In years past, we used to provide beer and wine but our insurance does not cover that and State liquor laws require trained bartenders to serve. You are welcome to BYOB, but remember our “no glass at the pool” rule, please.)

Volunteers needed! If you're planning to attend, consider helping get this party going. There are a number of tasks ranging from set-up to helping with kids' games to tear-down. Teens and adults are all welcome to pitch in. Contact Linda F. ([503.515.5955](tel:503.515.5955) - noblends@gmail.com) – or any Board member - if you can spare some time.

Remit 3rd Quarter Dues to BWHOA on or before July 31, 2017

President's Report by Kathy Taylor

Spring 2017 Survey: Preliminary results are in for 49 out of 161 residents. No surprise:98% feel that Friendship Park & Central Path and the Pool are Somewhat or Strongly Beneficial. Our events are also considered beneficial – 4th of July Parade/Party, Holiday Party, Easter Egg Hunt.

Activity	Beneficial	%
Path/Park	48	98%
Pool	48	98%
4th of July	47	96%
Annual Meeting	46	94%
Holiday Party	44	90%
Pool Parties	44	90%
Easter Egg	43	88%
Garage Sale	42	86%
Swim Lessons	41	84%

Thanks to the 5 respondents who said they would like to volunteer. You'll be hearing from us! for those that haven't filled out a survey yet, it's not too late. Go to www.bwhoa.org to find the survey. Complete it and mail it to BWHOA 18275 Indian Creek Drive. Or, use the fillable form and email it to President@bwhoa.org (or to any other Board member. Survey ends July 15th).

By-Laws and CC&R Review: Oregon laws that deal with Homeowners' Associations have been amended many times since adoption of our By-Laws and CC&R's in 1981. The Board asked Scott Wyse of Wyse Kadish LLP to review our existing documents and offer recommendation to bring us into compliance with the Oregon Revised Statutes and address trends for HOA management, such as short-term rentals. If you have skill or knowledge that would be helpful and if you'd be willing to work on this project with us, contact any board member or email President@BWHOA.org

Thank you Gay Heagler! Gay served on the board responsible for the Common Area. We appreciate her contributions and will miss her participation. But, she promises to keep pulling ivy! **Welcome to Dick Audley!** Dick joined the board as in interim director until we hold formal elections in September.

Summer is Here: I think we'd all agree that BWHOA is a great place to be outdoors in the summer! To keep harmony in the neighborhood, please keep your neighbors in mind if you plan to use power equipment. The City of Lake Oswego has a goal to minimize the negative impacts of noise and preserve the quiet character of residential neighborhoods. Specifically, City Code **34.10.537** says "It shall be unlawful for any person to create, assist in creating, permit, continue or permit the continuance of any loud, disturbing or unnecessary noise in the City at any time of day." This applies to any loud noise such as excessively barking dogs, loud parties, loud music, and other disturbances. Repair and construction crews, including landscapers, must have a permit and are restricted to these hours:

7:00 a.m. and 6:00 p.m. Monday through Friday

8:00 a.m. and 6:00 p.m. on Saturday

10:00 a.m. and 6:00 p.m. on Sunday & Holidays

Homeowners are not in the construction business but these hours are a good guideline. Your neighbors will appreciate it.

Welcome to the BWHOA Board, Dick Audley

Dick and his wife, Judie, moved to Bryant Woods from a Portland Pearl District condo last September and love their new neighborhood, especially the great people they have met here and the beauty of the area.

Dick is a graduate of Willamette University and the University of California Berkeley Law School (Boalt Hall). He practiced law in the Bay Area for many years, specializing in property insurance coverage, before coming back to Salem to teach insurance law at Willamette's College of Law. He still practices law on a limited basis.

You will see him around the pool as he worked his way through college and law school as a swimming instructor and lifeguard. Dick notes, "The gorgeous tan is long gone as is the swimmer's body. The love of the water remains."

Secretary's Notes by Sharon Wood

Meeting called to order: 7:05 p.m. June 12th at the home of Linda Fuchs, 18571 Waxwing Way.

Linda Fuchs, Sharon Wood, JD Taylor, Karen Logsdon, Ellie Brewer, Claudia Kehoe, Kathy Taylor, Holly Gosewehr in attendance. Our guests were Dave Bauer, Brad Lewis, Daniel Rocheleau

May Board Meeting Minutes: Minutes were approved as amended.

Action Topics:

- a. Nominating Committee** - There will be five vacancies on the board this fall. Kathy appointed Claudia and JD to nominating committee. Each board member should try to bring forth names of potential candidates for the board and volunteering. A non-Board member will also be recruited.
- b. Board Shared Calendar:** Sharon and Kathy will be able to edit, delete and add new items to the Board's shared calendar. All other board members should contact Sharon or Kathy to make changes.
- c. Vote on New Director** - Dick Audley was presented as a potential new (interim) board member. The board unanimously voted Dick into this position that will end in September 2017.
- d. Neighborhood Walk Thru** - Karen reported that there were 36 infractions, all of which were minor. All homeowners have been contacted.
- e. Short Term Rentals** - The City of Lake Oswego is in the process of reviewing their codes on this issue. The Bryant CC&R's already state that homeowners cannot operate a business out of their home. This would include short term rentals such as Airbnb rentals.
- f. By-Law Review:** Kathy will contact WyseKadish LLP to review our bylaws and possibly our CC&Rs.
- g. Neighborhood Survey** - Kathy shared results of neighborhood survey. (See President's Report.)
- h. Mitigation Trees** - The trees should be planted this fall and be tolerant of our weather conditions.
- i. Dead Tree Removal** - Two trees will be removed on July 12.
- j. Insurance Claim** - The insurance claim regarding the fallen tree removal (by pool) is pending.

Committee Reports:

- a. Pool** - A new motor was purchased for the small pool at a cost of \$600. Frontier will be installing new phone lines for the pool phones. The lowest bid for the Tuff Shed roof repair is approximately \$2000. The drain in the bathrooms backed up. Pro Drain may be able to offer a temporary fix but larger pipes are needed long term. The approximate cost will be \$15,000.
 - b. Common Area** - Holly commented that there are weeds growing next to the trails in the common area.
 - c. Communication** - The cost of this past month's newsletter was \$57 plus \$20 for delivery.
 - d. Social** - Holly placed an ad in the Review for the garage sale. Martine will place the Craigslist ad. JD will handle signage around the neighborhood. Sharon will confirm that Salvation Army will do a neighborhood pickup on the day of the sale.
- Linda led the group in a discussion regarding the volunteer needs for the 4th of July gathering. Board members who will be available that day will all be volunteering.
- e. Architecture** - Ellie reported that there were eight approvals. 1) 4890 Sage Hen Circle – Replace sections of fence. 2) 4860 Centerwood Street – Install two awnings, build cedar pergola, replace mailbox pedestal for 4860 and 4870. 3) 4970 Centerwood Street – Replace windows. 4) 18410 Deer Oak Avenue – install gravel walkway. 5) 18771 Indian Creek Way – Replace existing fence. 6) 18411 Indian Creek Dr – Replace damaged fence. 7) 18321 Wood Thrush Circle – Replace fence between house and LJH field. 8) 4850 Centerwood Street – Repaint garage door.

Treasurer's Report: Holly reported that there are still nine outstanding accounts. Kathy discussed switching from our current money market account to Synchrony Bank because they offer a higher return rate.

Note: The July meeting will be held at Kathy Taylor's house, 18753 Indian Creek Drive.

Adjourned - Meeting adjourned at 9:07.

Treasurer's Report

Balance Sheet			Profit & Loss - Budget to Actual			
ASSETS	May '17	May '16	REVENUE	May '17	Budget	Variance
Operating Cash	38,346	42,435	Assessments	112,000	112,000	
Reserve & Renewal Savings	<u>40,084</u>	<u>50,051</u>	less Bad Debt	0	0	
Total Cash	<u>78,433</u>	<u>92,486</u>	Finance Charge & Fines	194	100	
Accounts Receivable	29,291	27,227	Other	<u>428</u>	<u>3,040</u>	
Less Allowance for Doubtful	-1,000	-2,000		<u>112,622</u>	<u>115,140</u>	-2,518
Undeposited Funds	0	0	EXPENSE			
Prepaid Insurance	<u>4,487</u>	<u>4,123</u>	Pool Operation	-9,469	-44,880	
Total Assets	<u>111,211</u>	<u>121,836</u>	Common Area	-18,263	-35,770	
LIABILITY			Social & Architecture	-317	-3,500	
Accounts Payable	<u>604</u>	<u>6,936</u>	Trash & Yard Debris	-2,640	-6,900	
EQUITY			Communications	-503	-1,500	
Fund Balance, beginning	45,138	67,980	Administration	<u>-4,708</u>	<u>-11,100</u>	
Net Income	<u>65,469</u>	<u>46,920</u>		<u>-35,900</u>	<u>-103,650</u>	67,750
Total Fund Balance	<u>110,607</u>	<u>114,900</u>	CAPITAL			
Total Liability & Equity	<u>111,211</u>	<u>121,836</u>	Pool Capital	-2,095	-5,300	
			Common Area	-835	-2,000	
			Storm Oak/Fence	<u>-8,323</u>	<u>0</u>	
				<u>-11,253</u>	<u>-7,300</u>	-3,953
			TRANSFER from Reserve	<u>0</u>	<u>-4,000</u>	4,000
			Net Income	<u>65,469</u>	<u>190</u>	<u>65,279</u>

Water Aerobics—a fun and effective workout!

Classes start soon—come join in. Certified fitness, aquatic, and running specialist Wendy Berton says all you need is water shoes, a water bottle, and a swimsuit. Bring barbells if you have them. Registration forms are available on the website (www.bwhoa.org).

1030-1130am classes: Thursdays 6/29, 8/24, 8/31. Saturdays 7/1,7/15,7/22,8/5,8/12,8/26,9/2.

12-1pm classes: Thursdays 7/13,7/20,8/3,8/10

The cost is \$50 for once a week, \$85 for twice a week. Attend either Thursday or Saturday for once a week classes.

Make checks payable to Bryant Woods Home Owners Association and be ready to sign a waiver. Bring payment the first day of class. This is open to those outside of BWHOA, so bring a friend. Contact Wendy with questions: [971-219-4443](tel:971-219-4443)

Discussions, Classifieds, Information, Forms, and so much more at

www.bwhoa.org

See you on the 4th!! Please bring a salad or dessert to share (A-I salad, M-Z dessert), and a few bucks for the LO-VFW “tip jar.”