



The Woodsman

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

Drive Like Your Kids Live Here—Because They Do! by Claudia Kehoe

School starts August 29th! Lake Oswego school start times are all new this year. This will change car and pedestrian traffic so use extra care in our neighborhood and beyond. You may also need to adjust your own travel times to allow for delays getting out of Bryant Woods. School day times are noted below.

Parents, please also remind your children of rules that keep them safe. Whether on foot or on wheels, be especially sure to stop and check traffic where our central path crosses Indian Creek Drive to Lakeridge Junior High. Shadow and sunlight there are challenging for drivers in the morning and afternoon. And while we are a quiet neighborhood, it is never a good idea to zip down the middle of a street on bikes, skateboards, or scooters. The central path is also popular with people who walk and care must be taken.

Elementary: 8:20 a.m.-2:50 p.m. (Thursday early release 2:10 p.m.)

Middle: 9 a.m.-3:55 p.m. (Thursday early release 3:00)

High School: 8:25 a.m.-3:30 p.m. (Thursday early release 3:15)

Nominating Committee Formed

The 2017 Nominating Committee is Claudia Kehoe, JD Taylor, and Jason Frank. Karen Logsdon, Dick Audley, Holly Gosewehr, and Kathy Taylor plan to run for Board positions again. One position is open for nominees. JD can be reached at vp@bwhoa.org; Claudia can be reached at communications@bwhoa.org. Contact either for more information.

BWHOA Annual Meeting September 21st

Our association's annual meeting will be held at Lakeridge Junior High on Thursday, September 21st, at 7:00 p.m. A packet will be sent by USPS mail to all homeowners in advance of the meeting with an agenda, nominee information, a proxy ballot, and other pertinent material. We hope to see you there.

We would welcome the help of volunteers to check in members, collect and count proxies and votes. Contact secretary@bwhoa.org (Sharon Wood) to help.

President's Report by Kathy Taylor

By-Laws and CC&R Review: Scott Wyse of Wyse Kadish LLP reviewed our existing documents and offered comments the board will review next month. Nothing serious, but there are some areas that could be brought up-to-date. Of the items discussed, none have caused problems for our HOA (...so far). Nor, would any of them significantly change the way we operate or make decisions.

After Hours Gatherings at the Pool: Security cameras at the pool clearly identified people, mostly teens, who entered the pool after hours on several occasions since the 4th of July. Some were riding skate boards near the pool, others swimming or rough-housing. Residents, including adults, let non-

resident kids in around 10 PM (or later), then leaving those 'guests' at the pool, they departed. It appears that attendees texted friends to join them. Letters are being sent to violators who have been identified. The bigger issue, that will be discussed later, is what do we want our pool to be? Is it primarily for family outings or should we allow a wider range of activities? One idea is to close at sunset, which is 8PM by the end of August. An updated security system & key-lock will be included in the budget for 2018. Drop us a note and tell us what you think.

Stop Signs mean Stop: Folks have complained about drivers failing to fully stop at Deerbrush/Indian Creek Drive and Centerwood/Indian Creek Way. Please drive safely and follow the rules of the road.

Service Ads: Neighbors have asked about resuming ads for handymen and other personal services in the Woodsman. Some requested a place for kids to place ads. Currently, ads can be placed at BWHOA.org and NextDoor Bryant Woods website, which are probably less visible to most of us than the former monthly ads in the Woodsman were. This is on the agenda for next month. Again, we'd appreciate hearing what you'd like to see.

Secretary's Notes by Sharon Wood

The meeting was called to order at 7:00 p.m. August 14. It was held at 4881 Centerwood Drive, the home of Sharon Wood. All Board members were in attendance: Linda Fuchs, Sharon Wood, Karen Logsdon, Claudia Kehoe, Kathy Taylor, Holly Gosewehr, Dick Audley, JD Taylor, Ellie Brewer. Guests were Daniel Rocheleau, Dave Bauer, Jason Frank, Cindy Harris (Bryant Neighborhood Assn.)

The July Board meeting minutes were approved.

Guest Speaker Cindy Harris: Cindy noted that the Bryant Neighborhood Association does not have much participation. Their board consists of Cindy plus a co-chair. They have ongoing interaction with the city and stated that they can be a good liaison with the city. She gets notifications on traffic issues, easements, tree cuttings, grants etc. They meet twice/year. She is working mostly on emergency preparedness and suggests that individuals prepare their own house first. Dave Bauer stated that he went to the CERT training and six or so others from our neighborhood attended. Cindy suggested we have a lead CERT person in Bryant Woods. There are numerous emergency preparedness publications available at city hall. The neighborhood associations have monthly mayor's meetings. The Bryant neighborhood reaches to Pilkington, up to Lakeview and down to Sarah Hill Lane.



Pool Issues: Kathy led discussion regarding recent pool issues. There was discussion about how this year's issues compare to the past. It was suggested we shouldn't jump the gun on making sweeping changes, that the lifeguards can handle most issues involving kids, and that we should add a nighttime lock on the gate. The Board discussed what do with the information gathered on the security videos. The pool closing time was discussed. All agreed that a letter should go out to those identified in the videos. It was also agreed that we should continue to enforce the pool rules as they are. It may be helpful to have WiFi at the pool. A video review group was formed. Letters will go out in the next week to those identified.

Attendee Comments: Dave asked about dying trees in the center of cul de sac. City is responsible for them. Daniel mentioned the number of signs at the pool. Dave asked about the green apples laying on the sidewalk on Deerbrush.

Action Topics:

a. Nominating Committee - Claudia reported that the committee is still looking for a non-board member to participate on the committee. Guest attendee Jason Frank stated he may be willing to join the committee. Claudia and JD will follow up with him. Kathy asked board members in interim positions to follow up with Claudia and JD as to whether they are interested in serving again.

b. Neighborhood Walk Thru - Karen reported that there has been great progress in resolving the issues that were reported during the walk thru.

c. Annual Meeting Planning - Tentative date for the annual meeting is Sept 21. Sharon is organizing and will need volunteers.

d. Trees cut Without Permits - Kathy reported that trees may have been cut in the neighborhood without city permits. We should include the new city code in the Woodsman.

e. Memorial and Neighborhood Entrance –It was suggested that the memorial stone in Friendship Park be moved to a location in the back of the park in front of the trees. Tree stumps at the Bryant Rd/Deerbrush entrance to the neighborhood are an eyesore. The homeowner will be contacted and the HOA will offer to work with him to beautify the area. There are two, maybe more, mitigation trees that possibly could be planted there. Discussion ensued as to how to keep them watered during dry months.

Committee Reports:

a. Architecture - 1) 18440 Sandpiper Circle – Driveway repair; 2)18670 Wood Duck Way – Rebuild wood fence and gate with similar cedar planks; 3) 18770 Wood Duck Way – Replace rotted fascia boards and gutters with same material; 4)18639 Indian Creek Drive – backyard trampoline.

b. Communication - The cost of this past month's newsletter was \$53 for 104 copies.

c. Pool - It was agreed that allowing drop-in attendees to next year's water aerobics classes would be fine. The Pool Committee is considering closing the pool at 8 p.m. beginning September 5th.

d. Social - No news.

e. Common Area - Neighbor reported that our landscaping service may be dumping grass clippings in a common area. This will be investigated.

Treasurer's Report: The online bank Synchrony doesn't allow corporations to have savings accounts. Therefore we will not be moving the HOA funds there. Holly reviewed the P & L and Balance Sheet. The budget is on target for the year. All tree removal costs have been incurred. Most overdue homeowners dues accounts are caught up. See attached documents.

President's Comments: Kathy reported that she will ask Ken Kaufmann to assist her in following up with Scott Wyse regarding the review of the bylaws and CC & Rs. The board will want to make informed decisions regarding any changes to these documents.

Adjourned - Meeting adjourned at 8:50 p.m..

Know the Tree Code!

The City of Lake Oswego has recently revised the tree code—what size tree requires a permit, how much it costs, the process, etc. For the best information, log on to:

<http://www.ci.oswego.or.us/trees>

Bryant Woods Homeowners Association

Balance Sheet as of July 31

Profit & Loss as of July 31, 2017

	2017	2016		Actual	Budget	Remaining
ASSETS			INCOME			
101 Operating US Bank	30,840	34,317	401 Assessments	112,000	112,000	-
121 Money Market US Bank	40,092	50,058	Other Income	<u>2,014</u>	<u>3,140</u>	<u>1,126</u>
130 PayPal Cash	525		Total Income	<u>114,014</u>	<u>115,140</u>	<u>1,126</u>
135 Cash on Hand	56		EXPENSE			
150 Accounts Receivable	19,383	14,436	510 Pool Operations	23,207	44,880	21,673
152 Undeposited Funds	1,280	1,165	610 Common Area	21,837	30,420	8,583
153 Allowance Doubtful Accts	(1,000)	(2,000)	680 Architecture	60	-	(60)
160 Prepaid Expense	<u>3,794</u>	<u>3,495</u>	710 Social	1,299	3,500	2,201
TOTAL ASSETS	<u>94,971</u>	<u>101,471</u>	720 Neighborhood Trash	3,693	6,900	3,207
			750 Communication	650	1,500	850
LIABILITIES AND EQUITY			810 Administration	<u>5,589</u>	<u>11,100</u>	<u>5,511</u>
200 Accounts Payable	78	1,360	Total Expenses	<u>56,334</u>	<u>98,300</u>	<u>41,966</u>
210 Credit Card	<u>353</u>	<u>2,603</u>	Net Operating Income	<u>57,679</u>	<u>16,840</u>	<u>(40,839)</u>
Total Liabilities	<u>430</u>	<u>3,963</u>	PROJECTS			
305 Designated for R&R Reserve	40,074	50,035	904 Pool Safety & Security	2,095	3,300	1,205
380 Unrestricted Fund Balance	5,064	17,945	910 Pool Chairs 17		2,000	2,000
Net Income	<u>49,403</u>	<u>29,529</u>	955 Notice Board	835	2,000	1,165
Total Equity	<u>94,541</u>	<u>97,508</u>	984 Storm Damage	<u>5,347</u>	<u>5,350</u>	<u>4</u>
TOTAL LIABILITIES AND EQUITY	<u>94,971</u>	<u>101,471</u>	Total Project	<u>8,277</u>	<u>12,650</u>	<u>4,373</u>
			TRANSFER to RR&R fund	-	<u>4,000</u>	<u>4,000</u>
			Net Income & Transfer	<u>49,403</u>	<u>190</u>	<u>(49,213)</u>

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	Holly Gosewehr	architectural@bwhoa.org
Common Area	OPEN	commons@bwhoa.org
Social	OPEN	social@bwhoa.org
At Large	Karen Logsdon	