



The Woodsman

A member publication for the residents of Bryant Woods Sept/Oct. 2017 www.bwhoa.org

MONSTERS AND WITCHES AND GHOSTS TAKE OVER NEIGHBORHOOD STREETS!!

Neighbors should plan to turn off their lights by 9 p.m. on Tuesday, October 31st (as is Bryant Woods tradition) to send all candy-hunting spirits out of the neighborhood on Halloween night. If you must be out and about (eek!!) use extreme caution when driving.

New Board Members Elected at Annual Meeting

Jason Frank, Dick Audley, Karen Logsdon, Holly Gosewehr, and Kathy Taylor were elected to fill the five open positions on the BWHOA Board at the Annual Meeting held September 21 at Lakeridge Junior High. Claudia Kehoe, Sharon Wood, Linda Fuchs, and JD Taylor remain on the Board as their terms have not yet expired. At October's Board meeting, the Chairs were filled as follows:

President	Kathy Taylor	president@bwhoa.org
Vice President	Holly Gosewehr	vp@bwhoa.org
Secretary	Karen Logsdon	secretary@bwhoa.org
Treasurer	Jason Frank	treasurer@bwhoa.org
Architectural	Karen Logsdon/JD Taylor	architectural@bwhoa.org
Common Area	Sharon Wood	commons@bwhoa.org
Pool	Dick Audley/JD Taylor	pool@bwhoa.org
Communications	Claudia Kehoe	communications@bwhoa.org
Social	Linda Fuchs and Board	social@bwhoa.org

Take Advantage of Unlimited Yard Waste Pickup

BWHOA pays Republic Services to pick up unlimited yard debris from our neighborhood year-round. This is a wonderful service to use of this time of year when leaves are falling fast. You can set out extra plastic cans or use kraft paper bags available at home improvement stores. It is against our neighborhood rules for leaves and other organic material to be dumped in our Common Areas. Please make sure your gardening services are bagging things up for you to set out, or are completely removing this material. Illegal disposal has been reported to the Board; it causes a nuisance for neighbors.



Daylight Savings Time Ends November 5th.

A great time to also change smoke alarm and carbon monoxide detector batteries.

President's Report by Kathy Taylor

First, thank you for re-electing me to the Board. And, thank you to the Board for electing me President. Here are some topics that are on our agenda for the next year:

By-Laws Update: After a review by our attorney, only a couple of items need to be updated – our voting process and quorum. I'd also like to include a section on Renewal and Replacement Reserve. All three are out of line with Oregon statutes (laws).

Our voting process is strangely complex and has fostered discord for many years. More importantly, only about a third of our homeowners vote. About 50-60 attend the annual meeting. As with most public meetings it's people with a request or complaint who show up. Neighbors who are relatively content with the state of affairs stay home. Vote by mail, with open application process for nominees, is one option. We're even talking about making the annual meeting a social event with minimal business... announcing vote results. At our 2017 annual meeting, voting was the only 'business'. Requests, complaints and other items can easily, and more appropriately, be handled at our monthly Board meetings.

Renewal & Replacement Reserve Forecast: Ideas for 2018 R&R projects include:

- Install Wi-Fi for pool & irrigation
- Replace the pool decks
- Continue removal of dead trees in the Common Area.

Social Event staffing: As I've mentioned before, without volunteers the future of our events are at risk. We're asking volunteers to step forward for the December Holiday party, Egg Hunt and 4th of July. We need decorators, clean-up crews, organizers and planners, Easter egg stuffers, shoppers, and the like.

For the Holiday Party, we need a host for the cocoa and cookies and 3-4 volunteers... especially a choir director for the sleigh ride! The date is December 10th. Please give it some thought, then contact any Board member to volunteer.

Covenants, Conditions and Restrictions:

What makes HOAs unique from other neighborhoods are encompassed in Covenants, Conditions and Restrictions (CC&Rs). When you moved into BWHOA you received a copy, which we're sure you put safely away in a file or drawer. You can always find it at www.BWHOA.org From time to time, we think it's a good idea to address a few of these items.

Lawn Signs: Several signs have popped up in our yards over the last few months such as political signs, security signs, etc. According to our CC&Rs no signs are allowed, except "For Sale", "For Rent" and political campaign signs during election season.

Section 11. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than five square feet and which complies with the Lake Oswego sign code, advertising the property for sale or rent, which sign shall be removed immediately upon the sale or rental advertised. This prohibition shall not apply to political "lawn signs" during election campaigns which are neatly erected and maintained on the Owner's Lot.

Fall Leaves & Spring Grass Clippings: BWHOA pays for unlimited yard debris pick-up at your home. This is especially important in the fall when the leaves start piling up.

Section 8. No person shall use any Common Area as a dumping ground for rubbish, trash, garbage, grass clippings, leaves or other waste or other materials, nor shall any person use any Common Area to park or store any personal property, including but not limited to boats, cars, motorhomes, bicycles, etc.

Architectural Review: Many of us are working on home improvement projects this fall. Architectural change forms should be submitted at least 30 days in advance of getting work done.

Section 4. No building, fence, wall or other structure shall be commenced, erected or maintained upon any of the properties, nor shall any exterior addition to or change or alteration therein or exterior painting thereon be made until the plans and specifications showing the nature, kind, shape, type, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography.

BWFOA doesn't verify that your project meets Lake Oswego City Code and is properly permitted. Local, reputable contractors know these rules and obtain proper permits. If they are not from the area, ask them to double check LO requirements before breaking ground. Guidance can be found at <https://www.ci.oswego.or.us/planning/zoning>.

If in violation, City of Lake Oswego may require a project be moved. In particular, set-back rules for Planned Unit Developments like BWFOA are unique. You, BWFOA, and your neighbors would prefer that your project is permitted and positioned correctly when you start!

Pay BWFOA Dues On-Line

Now, you can easily pay Dues Assessments on-line. All we need is your email address. You'll receive an electronic invoice; then click to go to QuickBooks Online payment center to make a payment. Our preference is that you use ACH (an electronic check) which will deduct the amount from your checking account and is free for BWFOA. If you choose to use Visa or PayPal, BWFOA pays a \$5.33 fee for each \$175 payment (and more for larger payments). We encourage you to pay electronically because it reduces errors and the time our accountant must spend processing (most accountants charge by the hour). If we don't have your email address, please send it to Treasurer@BWFOA.org. **Fourth quarter assessments are due October 31st.**

Secretary's Notes by Sharon Wood

The Annual Board Meeting and October Board of Directors Meeting was held October 9th at the home of Jason Franks, 18768 Wood Duck Way. The meeting was called to order with all Board members in attendance. Daniel Rocheleau and Sally Page were guests.

Board members were approved for the officer and committee positions at the Annual Directors Meeting; see chart on page 1.

The Annual Meeting was adjourned at 7:10 p.m.

The October Board Meeting was called to order at 7:11p.m. The September minutes were approved. Attendees commented on the Annual Members' Meeting election process and grass clippings being dumped in the common area, and asked that we consider multiple options for health and safety reasons when we replace the pool decks

Action Topics:

a. Annual Meeting Summation - The acoustics in the Junior High cafeteria were challenging. A committee should be formed to review the meeting and election process. This year, 67 members voted either in person or by proxy and that there were more than enough people who volunteered to assist at the meeting.

b. Proposed Renewal and Replacement Reserve, Budget and Dues for 2018 - Kathy presented a first draft of the proposed 2018 budget. Discussion ensued regarding the electricity cost at the pool which can be reduced by turning off the pool pumps during the off season. The proposed capital and one-time projects under consideration list was reviewed. The board was in agreement after discussion that the replacement of pool decks could be phased in over two years, that we would not spend funds for a full replacement of the landscaping at Friendship Park, and we would not spend funds to replace the landscaping next to the main path. All other items will be considered pending more solidified cost estimates. We must also determine the amount of funds that will be moved into the R & R account next year.

c. Bylaw Review Committee - Dick Audley, Sharon Wood and Ken Kaufmann agreed to be committee members. The review will take place during the next year.

d. Fall Tree Survey - Sharon reported that she, Kathy and Jeremy from For The Love of Trees surveyed the common area trees the prior week. Eleven new trees were determined to be dead and others on the verge of dying. Total cost for the dead tree removal will be approximately \$8000. The board agreed that we should spend \$5000 in the 2017 months remaining and incur the cost of the final group of trees to be removed in 2018. The Board will work with the owners of the duplexes on the corner of Bryant and Deerbrush to beautify and landscape that area. The Board will refurbish the Bryant Woods sign on that corner.

g. Holiday Party - Possible locations for the party were discussed including using the cut-in on Indian Creek, the area next to the pool, or a cul-de-sac. The board discussed having a "choir director" for the carriage ride. JD stated that he will arrange for the horses and carriage. The date of the holiday gathering will be Dec 10th.

Committee Reports:

a. Architecture - Karen reported that yard signs that are not in compliance with CC & R rules are being removed. All homeowners with signs have been notified. There is concern about speeding cars in the neighborhood. Karen, Jason and perhaps other neighbors will meet to discuss options to remedy this issue for the safety of all.

Adjourned - Meeting adjourned at 9:12 p.m.

The September Board Meeting was held on the 11th at the home of Linda Fuchs, 18571 Waxwing Way. In attendance were Linda Fuchs, Sharon Wood, Karen Logsdon, Claudia Kehoe, Kathy Taylor, and Holly Gosewehr. Dick Audley, JD Taylor, and Ellie Brewer were absent. Guests were Daniel Rocheleau, Dave Bauer, Jason Frank, Sally Page, Linda and Bing DeBuhr, and Tracy Lewis.

The August Board minutes were approved.

Action Topics:

a. Pool Violation Cancellation - A motion was brought forth to revoke the punishment for a recent pool violation. The motion was seconded and approved.

b. Nominating Committee - The ballot is ready to go out. We have a full slate of candidates. Bing commented regarding the nominating committee process. Sally questioned the number of board openings. Jason Frank said he was contacted by Daniel Rocheleau who said he is interested in running for the board.

c. Renewal and Replacement Reserve - Kathy reviewed the list of projects. She asked if anyone on the Board had other ideas of upcoming projects. It was noted that the sump pump at the pool should be evaluated. Holly added that the caulking at the pool needs to be replaced.

d. Bylaw Review - Kathy reported that the attorney who reviewed our bylaws said that there are a few areas where they could be updated but there is nothing that needs to be done immediately. We could consider having our annual elections by mail. The 10% quorum is low, probably should be higher.

Committee Reports:

a. Architecture - There have been some signs in homeowners yards. Kathy will include a reminder in her president's report that lawn signs (with the exception of political election signs) are not allowed.

b. Common Area - Signature Landscape removed the tall weeds and the water meter was checked. Having WiFi at the pool will assist with determining the best watering schedule. A rock might need to be removed to facilitate access to the West Common Area. It was agreed that a broken fence slat facing the Common Area should be replaced by the homeowner. Sharon spoke with the owner regarding beautification of his property at the corner of Bryant and Deerbrush; the Board agreed that the three mitigation trees that are being donated to

the HOA could be used there. Dave Bauer asked if we could mention in the newsletter that leaves shouldn't be dumped in common areas.

c. Communication - The cost of this past month's newsletter was \$23.55 for 105 copies.

d. Pool - Linda stated that the pool will close at the end of the month. The Tuff Shed was repaired. Martine worked with the contractors. New lounge chairs are expected in soon. A pool cleanup party is scheduled for Oct 1 at 10:00 a.m.

e. Social - Kathy will ask a neighbor if they are interested in hosting the holiday party this year.

Treasurer's Report: see financial statements, attached.

President's Comments: Kathy would like to have a comprehensive generic violation policy. A subcommittee could be formed to create a new policy during the next year.

Adjourned - Meeting adjourned at 8:25 p.m.

Concerns Regarding Speeding by Karen Logsdon

Recently a few neighbors have expressed concerns regarding the speed with which people are driving through our neighborhood, mainly on Centerwood and Indian Springs Drive. Lake Oswego Police say that many neighborhoods have the same concerns. We also understand that this is--and has been--an ongoing challenge for Bryant Woods.

There are many things that could be tried to remind visitors and neighbors to increase caution and reduce their speed. The BWHOA Board wants to hear your thoughts regarding this issue. Please send them to Karen Logsdon: secretary@bwhoa.org or kglportland@gmail.com.

Special Publication Planned—Help Needed

Several neighbors have indicated they miss having a paper copy of neighbors offering services. The Board would like to try a quarterly publication of these ads. Communication Chair Claudia Kehoe would like to talk to anyone with computer graphic design skills who might like to help with or adopt this project. Please contact her through communications@bwhoa.org. Until it goes to press, see www.bwhoa.org; go to Pages and Links. The Advertising By Neighbors link is at the bottom of the left-hand column.



Bryant Woods Homeowners Association

BALANCE SHEET	As of		PROFIT & LOSS	Nine months ended 30-Sept-17		
	30-Sep-17	30-Sep-16		Actual	Budget	Remaining
Assets			Income			
101 Operating US Bank	18,267	9,926	401 Assessments	112,000	112,000	-
121 Money Market US Bank	<u>40,098</u>	<u>50,065</u>	499 Other Income	<u>2,483</u>	<u>3,140</u>	<u>(657)</u>
100 Cash	58,365	59,990		114,483	115,140	(657)
150 Accounts Receivable	11,614	12,488	Expenses			
152 Undeposited Funds	1,151	-	510 Pool Operations	(39,968)	(44,880)	4,912
153 Allowance Doubtful Accts	(1,000)	(2,000)	610 Common Area Facilities	(8,919)	(13,770)	4,851
160 Prepaid Expense	<u>2,759</u>	<u>2,860</u>	680 Architecture	(60)	-	(60)
Total Assets	<u>72,889</u>	<u>73,338</u>	710 Social	(1,558)	(3,500)	1,942
			720 Neighborhood Trash	(4,735)	(6,900)	2,165
			750 Communication	(734)	(1,500)	766
			810 Administration	<u>(7,556)</u>	<u>(11,100)</u>	<u>3,544</u>
Liability & Equity				(63,530)	(81,650)	18,120
Liabilities - 210 Credit Card	<u>726</u>	<u>251</u>	Net Operating Income	50,953	33,490	17,463
Equity			904 Pool Safety & Security 17	(2,095)	(3,300)	1,205
305 Designated for R&R Reserve	40,074	50,035	910 Pool Chairs 17	-	(2,000)	2,000
380 Unrestricted Fund Balance	5,064	17,945	955 Notice Board by Pool 17	(835)	(2,000)	1,165
Net Income	<u>27,025</u>	<u>5,107</u>	956 Tree Removal	(14,863)	(16,650)	1,787
Total Equity	<u>72,163</u>	<u>73,086</u>	984 Storm Damage Oak at Pool 17	(5,347)	(5,350)	4
Total Liabilities & Equity	<u>72,889</u>	<u>73,338</u>	985 By-Laws Revised to ORS 17	<u>(788)</u>	<u>-</u>	<u>(788)</u>
			Capital & One-Time	(23,927)	(29,300)	5,373
			990 Transfer to RR&R fund	<u>-</u>	<u>(4,000)</u>	<u>4,000</u>
			Net Income and Transfer	<u>27,025</u>	<u>190</u>	<u>26,835</u>