



# The Woodsman

A member publication for the residents of Bryant Woods ♦ February 2018 ♦ [www.bwhoa.org](http://www.bwhoa.org)

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## **BWHA BYLAWS REVIEW CONTINUES. SPECIAL BRYANT WOODS MEMBERSHIP MEETING DATE SET FOR MAY 22.**

The bylaws committee presented a draft of proposed bylaw changes to the full board at the February 12 board meeting. During the thorough review at the meeting the Board supported the committee's work thus far and had a few additional suggestions on how to update the Bryant Woods bylaws so that they best serve the needs of the community now and into the future. The next step will be a review of the draft by the BWHOA attorney. After his corrections are added and the Board has a second look at the next draft the Board will be bringing a final draft to the full community. Keep an eye out in an upcoming Woodsman for information regarding the proposed bylaws updates and an opportunity to comment on the changes. A special meeting and vote of the Bryant Woods community will be necessary to legally make any changes to the bylaws document. Currently we are planning on having that meeting on May 22nd. Please mark your calendars and plan to attend.

## Combating Ivy Takes a Neighborhood

Sometimes big garden jobs are best tackled a bit at a time. Our neighbor **Walter Shelton** is helping out in one of our Common Areas each time he takes his dog out for a walk by "stripping" ivy from trees. Hooray, Walter! Thank you for taking the time and making the effort. We encourage neighbors to adopt a tree or two and follow his lead.

It seems like this task would be obvious, but there is a way to do it to maximize the effort while not harming the tree.

1. Use garden clippers to cut the ivy around the trunk... about knee to waist high.
2. Leave ivy on the tree above the cut because it causes damage if it's removed.
3. Peel the ivy off the tree below the cut. Try to minimize damage to the tree bark.
4. Uproot ivy about 3 feet around the base of the tree, creating an ivy-free "moat" on the ground. Roll vines like a rug to pull up roots.
5. Remove the ivy. Vines re-root if left on the ground. Contact BWHOA Common Area to request Yard Debris Bags. (Alternatively, lay vines with roots up in the air to dry out and die. Less effective, but better than leaving them to re-root.) It may take more than one pass to totally remove ivy.

Spring (yes, it is coming!) is a great time to do this as the ground is soft and roots are easier to remove. Ivy is an undesirable invasive plant. If you have it in your landscape you are encouraged to replace it. There are many native low-growing plants and groundcovers to choose from that are also low-maintenance.

## President's Report by Kathy Taylor

I'm half way through my third, and last, year as President for BWHOA. What first got me excited about being President was the opportunity to help build a more harmonious neighborhood. In my first year as president, the board tackled the contentious issue of encroachments onto the Common Area, which had become divisive for our neighborhood. Common areas boundary surveys were completed in 2016, which allowed us to see the full scope of the situation. The board implemented a solution that will eventually bring all homes into compliance without undo financial burdens for homeowners.

My second year focus was modernizing and upgrading our business processes. (It appears the on-line dues feature is a hit!) Now all our financial systems are cloud-based and state of the art that will not become obsolete and will allow us to take advantage of online transactions and other new services as they emerge. Another shift last year was our strategy for investing in renewal projects. We shifted from a one-year budget approach to a longer term forecast. Our past practices allowed our reserves to gradually slip from a high of \$70,000 to about \$40,000, and on pace to dip lower. Shifting to a longer-term focus, we're on track to meet all scheduled replacement projects and gradually build our reserves. Our financial situation is excellent and with this shift we're on track to continuously improve.

This year, a team is looking to see what needs updated to bring our by-laws into closer compliance with Oregon Revised Statutes. These changes will also allow us to design a more harmonious, fair and open election process. Vote by mail, which the State law allows and is familiar to all of us, is being considered. Also, we're looking at ways to broaden the base of community members who are involved in leadership roles in the neighborhood. One method to accomplish this is term limits for Board service. After we talk with our attorney about our ideas, you'll be seeing a draft. Reach out to any Board member to share your ideas and suggestions about this by-laws project. Our 1981 by-laws are on [BWHOA.org](http://BWHOA.org). The Oregon Revised Statutes section for HOAs is ORS 94.625 through 94.733. <https://www.oregonlaws.org/ors/94.625>.

I, along with the other board members, look forward to continuing to serve the needs of the Bryant Woods community in 2018. We hope that you will share your thoughts and concerns with us. Perhaps you will consider taking on a leadership or volunteer role in our community in the future.

## Secretary's Notes by Karen Logsdon

The February monthly Board meeting convened on the 12<sup>th</sup> at 7:00 at the home of Linda Fuchs with all members present. Our two guests were Sally Page and Daniel Rocheleau.

January 2018 Minutes were approved.

### **Action topics:**

a)The By-Laws committee presented the first draft of the 11 proposed amendments to the BWHOA By-Laws. The goal is to present amendments to the membership for consideration and to ask for a vote at special meeting in May 2018..

b)The Board discussed conducting a survey of members to determine their level of concern about current pool policies.

**Treasurer's Report.** Fifty-four (54) % of assessments have already been collected, an increase from last year at this time. Forty-six members used the online service to submit assessment. The Balance Sheet and Profit and Loss report for January, 2018, were presented.

## Committee Reports

**Architecture.** A patio structure on Sandpiper was constructed without approval. JD will discuss this with homeowner and a fine may be applied. No new requests were received since last report

**Common Area.** Signature Landscape has again been asked to not dump yard clippings onto common area and to remove those recently dumped. Discussion is occurring with the daughter of a deceased homeowner whose memorial stone was placed in Friendship Park. Ways to repurpose and replace stone were discussed. BWHOA will apply, thru the Bryant Wood Neighborhood Association, for a city Neighborhood Enhancement Grant. The application is due in March and may not be granted until summer. In the meantime, cleaning and repainting selected benches and the Bryant Wood sign at corner of Deerbrush and Bryant will move forward. The donated tree in the Common Area at the north end of the main pathway was trimmed/topped without permission or approval. The contract with Signature has expired. Sharon will consider seeking bids for lawn services.

**Communications** 107 copies of the January newsletter were printed at a cost of \$15.95. Delivery of newsletter by a neighborhood youngster cost \$20.00. Jerry Taylor is the new webmaster for BWHOA

**Pool** There is a pool tour on 5/20/18

**Social** The Easter Egg Hunt will be 3/31/18

Meeting was adjourned at 9:16 pm. Next Board meeting is 3/12/18 at home of Linda Fuchs, 18571 Waxwing Way.

## Treasurer's Report

Balance Sheet				Profit & Loss - Budget to Actual			
ASSETS	<b>Jan '18</b>	<b>Jan '17</b>		REVENUE	<b>Jan '18</b>	<b>Budget</b>	<b>Variance</b>
Operating Cash	67,917	56,583		Assessments	120,960	120,960	0
Reserve & Renewal Savings	<u>44,109</u>	<u>40,076</u>		Other	<u>3</u>	<u>2,580</u>	<u>-2,577</u>
Total Cash	<u>112,026</u>	<u>96,659</u>		Total Income	<u>120,963</u>	<u>123,540</u>	<u>-2,577</u>
Accounts Receivable	55,799	57,040		EXPENSE			
Less Allowance for Doubtful	-1,000	-1,000		Pool Operation	-1,103	-45,900	44,797
Prepaid Expense	<u>1,724</u>	<u>1,619</u>		Common Area	-949	-26,080	25,131
<b>Total Assets</b>	<u>168,549</u>	<u>154,318</u>		Architecture/Social	0	-3,750	3,750
LIABILITY				Neighborhood Trash	-526	-6,400	5,874
Accounts Payable	<u>1,530</u>	<u>348</u>		Communications	-271	-1,150	879
<b>Total Liability</b>	<u>1,530</u>	<u>348</u>		Administration	<u>-1,179</u>	<u>-20,270</u>	<u>19,091</u>
EQUITY				Total Expense	<u>-4,027</u>	<u>-103,550</u>	<u>99,522</u>
Fund Balance, beginning	5,979	5,064		OTHER			
Net Income	116,935	108,832		Capital Projects	0	0	0
Designated R&R Reserve	<u>44,106</u>	<u>40,074</u>		R&R Reserve	0	-2,000	2,000
<b>Total Equity</b>	<u>167,020</u>	<u>153,970</u>		Capital Reserve	<u>0</u>	<u>-16,000</u>	<u>16,000</u>
<b>Total Liability &amp; Equity</b>	<u>168,549</u>	<u>154,318</u>		<b>Net Income</b>	<u>116,935</u>	<u>1,990</u>	<u>114,945</u>

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
Pool—Dick Audley/JD Taylor	pool@bwhoa.org
Architectural—Karen Logsdon/JD Taylor	architectural@bwhoa.org
Communications—Claudia Kehoe	communications@bwhoa.org
Common Area—Sharon Wood	commons@bwhoa.org
Social—Linda Fuchs and Board	social@bwhoa.org

# Easter Egg-citement!!

BWFOA Egg Hunt

March 31<sup>st</sup>, Friendship Park, 10 a.m.

BYOB (Basket!) Coffee provided.



Color, autograph, and pop into the pool gate mailbox. Help decorate our bulletin board!  
No age limit!! (Find the newsletter online at [www.bwfoa.org](http://www.bwfoa.org) if you need to print more.)