



The Woodsman

A member publication for the residents of Bryant Woods • June 2018 • www.bwhoa.org

Celebrate with your Neighbors!

Parade begins at noon from Indian Creek Way with BBQ to follow at the pool. HOA is providing hot dogs, condiments, lemonade, and water.

[Volunteer help is still needed to make this event a success. Contact any Board member if you're willing to take on a small task or two. \(see pg. 5\)](#)

Please bring a potluck side dish of your choice.

Parade participants on foot or non-motorized vehicle should assemble at 11:45 on Indian Creek Way.

Grill Master Dave Bauer requests that you bring a few dollars for the BBQ tip jar to benefit the Lake Oswego Chapter of Veterans of Foreign Wars.



President's Report by Kathy Taylor

Summer is when our Board begins the important process of identifying and nominating new Board members. Four seats will be open this year. Please consider running for a Board position or taking on a committee job. The current Board takes pride in its efficient, friendly, co-operative functioning. We also manage to have several laughs along the way.

Board Nominations, Election and Annual Meeting Timeline:

Before 15-Jul	Call for Volunteer member of Nominating Committee
15-Jul	Form Nominating Committee 60 days before annual meeting
14-Aug	Publish Slate of Nominees 30 days before annual meeting
24-Aug	Self Nominations Deadline 20 days before annual meeting
29-Aug	Mail Ballots 15 days before annual meeting
13-Sep	Annual Meeting, Count Ballots (alternate dates 20-Sep or 27-Sep)

Nominating Committee: A non-Board member will be selected from volunteers who are interested. Contact any Board member if you would like to give it a try.

Board Service: If you can invest 4-6 hours per month, 4 Board positions are open for the 2018-19 Board. Service requires attending monthly meetings and serving either as an officer or taking responsibility for a committee. (Special projects, like encroachments or by-laws update, take substantially more time, but I don't see any big projects on the horizon... as of this moment.)

Officer positions: **President** sets the agenda, runs the meetings and works on projects; **Vice President** backs up the President and works on projects; **Secretary** manages voting and writes meeting minutes; **Treasurer** provides oversight for accounting and financial decisions.

Key areas of responsibility: **Pool** hires lifeguard and maintenance staff, oversees pool services, repairs and maintenance, pool access and rules; **Common Area** manages 7 acres (Friendship Park & natural areas) and pathways, oversees landscape and tree services; **Architecture** approves exterior change requests and enforces CC&Rs; **Communications** publishes Woodsman, notifies neighbors about events and issues, and manages BWHOA website and bulletin board; **Social** supervises events (4th of July, Easter egg, Garage Sale, Annual Meeting, Caroling Horse-ride).

The Pool and Social committees relies on neighbors to volunteer and help with tasks. Everyone who lives here is qualified and welcome! It's a great way to meet your neighbors and make new friends. Please call any Board member to see how you can help.

Pool Survey Results by Dick Audley

You have spoken, and, unlike the 2016 national elections, your response to the pool survey said that you do NOT wish to make changes. The vote to add rules limiting alcohol consumption at the pool was 33 to 23 to not add any rules regarding drinking at the pool (with 5 no opinion responses). The vote to change the pool hours was an even stronger negative response (39 to 15). Therefore, everything will remain the same. We currently have no rules whatsoever regulating alcohol at the pool and will continue to be governed by Oregon State law, which prohibits food and drink within 4 feet of the pool and prohibits underage drinking and public intoxication.

Many of those who voted no to adding rules regarding alcohol added comments that adults should be treated as adults, that adults should be expected to drink responsibly and that the irresponsible actions of a few should not detract from the enjoyment of the many who are responsible. The Board of Directors, the pool committee and the lifeguards respect those sentiments and will heed your wishes. We do want everyone to enjoy the pool. We will, however, continue to enforce state law, and consider calling 911 and suspending pool privileges of those who abuse the privilege of alcohol consumption at the pool to the detriment of others.

This may be an appropriate time to remind everyone of several existing pool rules. Every member who enters the pool area must sign in and list accompanying guests. Every group of more than seven is a party and must register as such. This includes submitting a completed Pool Party & Picnic Area Reservation form with the required checks (\$50 to cover the cost of an additional life guard and \$25 cleaning deposit to be returned if the area is left clean). The forms can be found on the BWHOA website and in the box at the pool entrance. The deck next to the equipment building will then be reserved for the party.

Let's all enjoy the pool.

Common Area and CC&R Notes by Sharon Wood

You Might Receive a Letter...

You may have seen the Bryant Board members walking around the neighborhood the first week of June. They have been completing the annual inspection of the neighborhood. The reports coming in are that the vast majority of the properties look fantastic! Homes are maintained, grass is mowed, and flowers are looking gorgeous! If you have gotten behind on your maintenance or weren't aware of a CC&R violation on your property you will receive an email indicating what the violation is and asking you to remedy the issue. If you have any questions or concerns regarding the recommendation on the letter please send an email to commons@bwhoa.org.

Look Up!

One of the most reported issues was the condition of roofs. Please take a moment to check out your roof. Many roofs have moss and debris on them and some others are in disrepair. Cleaning and maintenance of your roof will not only bring you in compliance with the Bryant Woods CC&Rs, it will extend the life of your roof.

Barrels and Bins Everywhere!

The most frequently reported violation reported from the neighborhood inspection is that homeowners and tenants are not storing their trash, recycling, and yard debris barrels and bins out of street view. Please be sure that by the end of trash day your bins and barrels are stored in your garage, behind your fence, in your backyard etc. where they are not visible from the street.

They are Taking Over!!!

A friendly reminder to avoid plantings that are invasive. They will spread and take over large swaths of land and can be extremely difficult to remove. In a recent walk through the neighborhood we noticed patches of ivy, mint and bamboo. These are just a few plants we don't want spreading through the neighborhood. Although not a complete list, here is a link to common local invasive plants identified by the city of Portland: <https://www.portlandoregon.gov/bes/article/98648>. They have included recommendations for removal. If you have planted or spotted any of these plants in your yard please remove them immediately. We will be working this summer to remove invasives from the neighborhood Common Areas too.

Secretary's Notes by Karen Logsdon

The June meeting of the Bryant Woods Homeowners' Association convened at 7 p.m. on June 11th at the home of Linda Fuchs. A quorum was present; Board members absent were Jason Frank and JD Taylor. Member attending was Sally Page, who offered comments on placement in the agenda for members' comments, and an ongoing concern with yard debris being left in a Common Area. Minutes of May Board meeting were approved.

Action topics

Bylaws. All amendments to the BWHOA Bylaws were approved at the special meeting held 5/22/18. 55 people voted, not everyone responded to every question. 32 people supported all amendments.

By amendment, the votes were:

Amendment	Support	Oppose
1	51	4
2	51	4
3	53	2
4	44	11
5	42	13

6	46	9
7	49	6
8	51	4
9	50	5
10	52	3
11	52	3

Form and grammar issues, not substance, are being corrected in the bylaws. Sharon and Kathy will present these at the July board meeting. The new bylaws will be made available to each BWHOA member and filed with Clackamas County. New procedures required by amended bylaws for Board nominations, elections, and annual meeting will be written.

Pool: Holly is working with Comcast on cameras. Dick reported responses from members who completed the pool survey. He also reported that deck repair is now occurring. Some Board members have been asked to clarify current rules regarding pool parties and lifeguards, and the number of guests members can bring to pool. The Board will review the guest policy after this season.

CC&R Compliance Walk through: For the most part, the community looks good. A common observation and reminder will be included in the Woodsman to store trash barrels so they can not be seen from street, and to clean roofs of tree debris.

Definition of what constitutes a yard structure for CC&R. The Board believes all hardscaping improvements fall under the term structures, (permanent flower boxes, raised beds, retaining walls, etc.) and must be approved by Architecture. Board asked JD and Karen to review current rules and suggest edits.

July 4th Planning is proceeding. Any and all volunteer help much appreciated.

Garage Sale Preparation is ongoing. Salvation Army will again pick up items not sold.

Treasurer's Report Kathy presented the Balance Sheet and Profit and Loss statement. No issues identified. The annual insurance renewal with Munich Reinsurance America was approved. A CPA has been retained to review financials. See balance sheet and Profit and Loss Statement below.

Committee Reports

Architecture: nothing to report.

Common Area: Sharon reported the benches in Friendship Park have all been painted and now preparing to paint the Bryant Woods sign on Deerbrush and Bryant. Kate Schwartz has been hired to trim up Common Area overgrowth. Sharon will do another walkthrough with *For the Love of Trees* and will be talking again with Signature regarding lawn clippings and the timing for water sprinklers

Communications: Claudia presented the community board updates and reported on a recent LJH planning workshop.

President's Comments: Kathy reported on a meeting with other Lake Oswego HOA presidents to discuss the Lake Oswego unfunded common area mandates that impact HOAs. There are many implications for BWHOA which include catch basins, Timbergrove and Deerbrush encroachments, blackberry and ivy removal, possible city grants. The Bryant Woods Neighborhood Association is, for the most part, inactive, and the Board will consider ways to affiliate with the Association, which will provide BWHOA better access to the city and to city grants.

The meeting was adjourned at 9:00 pm. The July 9 Board meeting will be at the home of Kathy Taylor.

(Financial Reports, Board Roster next page)

Bryant Woods Homeowners Association		
Balance Sheet Comparison	31-May-18	31-May-17
ASSETS		
101 Operating US Bank	80,627	39,048
121 Money Market US Bank	44,120	40,087
Total Cash	124,747	79,135
150 Accounts Receivable	32,810	29,291
153 Allowance Doubtful Accts	(1,000)	(1,000)
160 Prepaid Expense	344	3,825
TOTAL ASSETS	156,901	111,251
LIABILITIES AND EQUITY		
Liabilities		
Accounts Payable	5,292	614
Total Liabilities	5,292	614
Equity		
305 Designated for R&R Reserve	44,106	40,074
380 Unrestricted Fund Balance	5,938	5,064
Net Income	101,566	65,499
Total Equity	151,609	110,637
TOTAL LIABILITIES AND EQUITY	156,901	111,251

Profit & Loss	January - May, 2018		
	Actual	Annual Budget	Remaining
Income			
400 Assessments	120,960	120,960	-
400 Other Revenue	149	2,580	2,431
Total Income	121,109	123,540	2,431
Expenses			
510 Pool Operations	4,744	45,900	41,156
610 Common Area Facilities	7,918	26,080	18,162
680 Architecture		100	100
710 Social	234	3,650	3,416
720 Neighborhood Trash	2,631	6,400	3,769
750 Communication	432	1,150	718
810 Administration	3,584	20,270	16,686
Total Expenses	19,543	103,550	84,007
Net Operating Income	101,566	19,990	(81,576)
990 Transfer to RR&R Capital		16,000	18,000
990 Transfer to RR&R		2,000	18,000
Net Income	101,566	1,990	(99,576)

BWFOA Board Members Contact Information

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 Logson/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