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# THE WOODSMAN

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A Member publication for the residents of Bryant Woods/Nov 2018



## **BWHOA WINTER EVENT - SUN DEC 9TH, AT 4:00PM**

**HOSTED BY:** Josh and Liz Zito at 18531 Waxwing Way  
Be there at 4:00PM for Chafin Farm Horse & Carriage ride with holiday singing. Hot drink and goodies will be provided too!

**Thank you Josh and Liz!!!**

## President’s Comments – Kathy Taylor

**The Woodsman.** 94 are now signed up for electronic delivery of *The Woodsman*. Non-resident landlords will receive a paper copy if they are not registered. Several paper copies will be in the box by the pool for the remainder of the residents.

If you are not already registered, go to BWHOA.org and get signed up:

**Create a Username** Enter your First Name (or Initial) and your Last Name using no spaces. If that name is not available, add a middle initial or a number. You may use a partial name or nickname so long as it identifies you to others.

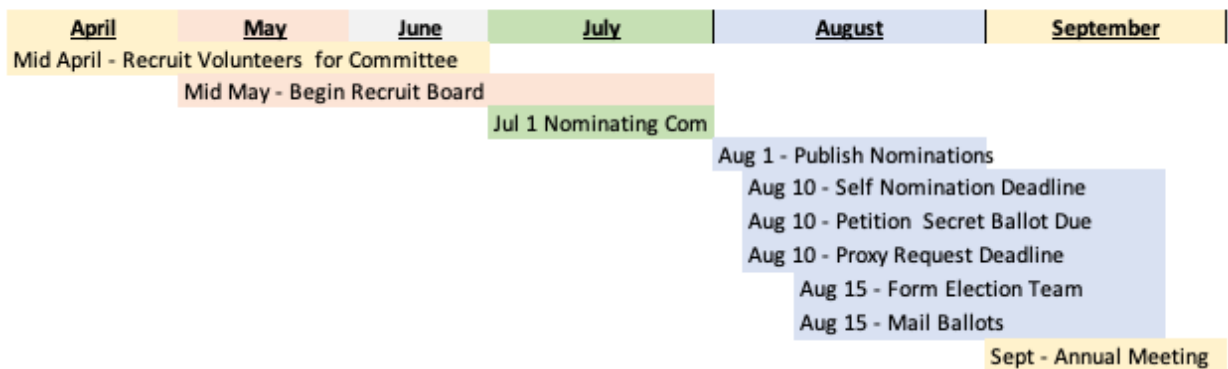
**BWHOA Homeowner or Tenants Only** Enter your House Number and Street in the message section so we can confirm you live within BWHOA.

**Mailing Lists** Check the **Email List box** to receive bulletins and *the Woodsman* in case of an emergency or time-sensitive news, this is a fast, efficient way for board members to reach BWHOA neighbors.

Once registered, only your username is visible to other members, unless you add personal information to your profile setting.

**Elections & Voting Policy.** Based on the newly adopted bylaws and our experience from 2018 election, the board adopted “Election of Board Members & Voting Policy” at the November meeting. Go to BWHOA.org / Pages & Links / Governing Documents to see the final version. Below is the timeline required to be in compliance with the bylaws.

### Nomination and Board Election Timeline



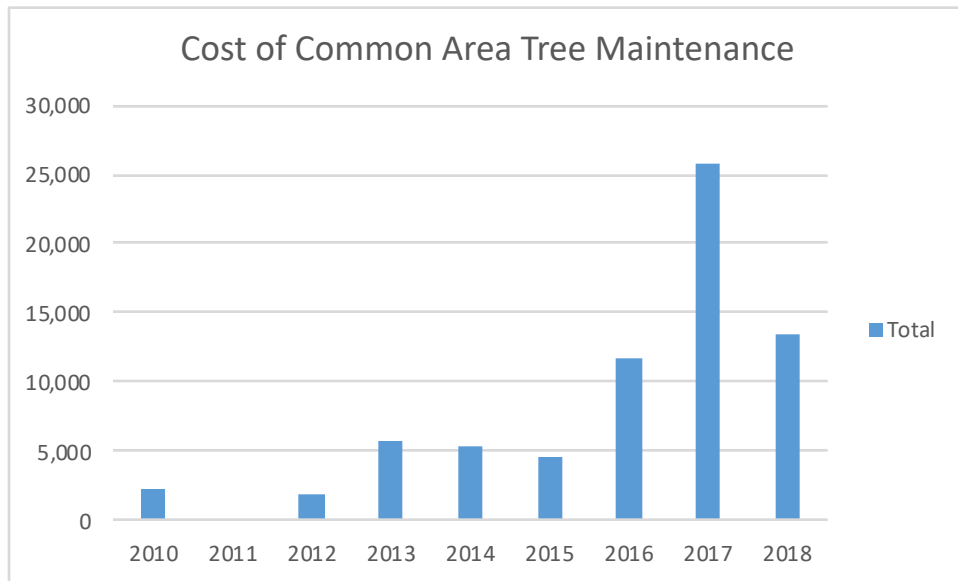
**Unlimited Yard Debris.** BWHOA pays for unlimited yard debris.... But there are conditions. Extra bags must be closed and must be able to be lifted by the automatic mechanical arms. Open bags may result in a charge.

**Dead Douglas Firs.** Seven more firs in our common area are dead or dying – 6 on the central path and one in the West Common Area for a cost of \$7,860.

***(Dead Douglas firs Cont'd from page 2)***

The drought and fungus in the soil have really taken a toll on our canopy over the last 4 or 5 years. Almost all the firs are gone near the Sandpiper/Deer Oak entrance paths. Three of the latest are near the Wood Duck entrance to the path.

Below is a graph of expense. 2017 included \$5,688 for the Oak that fell at the pool (roots had been cut for sewer line).

**Next Board Meeting**

**Sun Dec 9th at 3:30pm** the board will meet at Kathy Taylor's home for a 30 minute discussion just prior to the Winter Event regarding the BWHOA pool deck improvement proposal.

**Monday January 14th 2019** BWHOA BOARD OF DIRECTORS meeting will be held from 7pm to 9pm. Agenda is TBD and the location is at: Linda Fuchs' home located at: 18571 Waxwing Way. All neighbors are welcome to attend!

## November 12, 2018 - Board Meeting Minutes

Board members present are Karen Logsdon, Kathy Taylor, JD Taylor, Dick Audley, Holly Gosewehr, Linda Fuchs, David Rohrer, Helen Kalk. Gene Purtell absent. A quorum exists.

The minutes from October board meeting were approved.

No attendees present

**Action Items:** The R&R reserve, budget and dues for 2019 were discussed and approved. It is noted that the dues increase necessary in 2018 of 8% was reduced to 5% increase for 2019. Members will be notified of Assessments the week after Christmas.

Linda updated the planning for Holiday Party and assignments made. The party is 12/9, with carriage rides starting at 4:00 pm, followed by party at the Zito house, 18531 Waxwing.

The policy *Election of Board Members and Vote by Mail*, was approved.

### Committee Reports

**Social** Linda will get block party permit for Holiday party on 12/9

**Communications** Newsletter will be distributed electronically from BWHOA.org, to those members with update emails. Others will be mailed Corinne Purtell updating information board at pool

**Common Area** Discussed two requests from members for removal of potentially dangerous and/or dead trees. David to contact *For The Love of Trees*

**Architecture** In 2018, approved following projects: 9 houses painted, 4 doors, 5 roofs and 2 chimneys. Most members readily complying with HOA rules

**Pool** Dick to investigate a continuing leak in hose bib and insure the pool is ready for winter

**Treasure's Report** The October balance sheet and budget vs actuals ytd October were reviewed and approved

**President's Report.** Kathy will be drafting a master agenda to insure the transfer of institutional knowledge regarding important timelines and activities for the Board

**Next BWHOA Board meeting will be December 10 at home of Kathy Taylor**

**Meeting adjourned at 8:30 pm**