



The Woodsman

A member publication for the residents of Bryant Woods ♦ July 2019 ♦ www.bwhoa.org

Still time to sign up for swim lessons!

Do you have children who want to learn how to swim or improve their swim skills? Bryant Woods is offering one more 2-week swim session this summer. The classes run from August 5-16, 10-12 a.m. The cost for the two weeks is \$70 for Bryant Woods' residents or \$85 for non-residents. Please register online at [BWHOA.ORG/pages and links/online pool forms](http://BWHOA.ORG/pages_and_links/online_pool_forms) OR pick up a form at the pool in the black box that hangs on the pool fence. Deadline for registration is July 31.

Pool party!!!

Looking for a venue for a birthday party? Family celebration? Gathering with friends? Consider hosting your get together at the Bryant Pool. You can make a reservation by completing the online form at [BWHOA.ORG/pages and links/online pool forms](http://BWHOA.ORG/pages_and_links/online_pool_forms) OR pick up a form at the pool in the black box that hangs on the pool fence. The cost is \$60 per event.

Board of Directors Nominations and Elections 2019

Please contact JD Taylor at pool@bwhoa.org or Linda Fuchs at social@bwhoa.org to nominate a fellow homeowner or be considered for nomination to the board. Deadline is July 31.

Five new board members will be elected to the Bryant Woods' board this fall. Thank you to the community members who have already expressed an interest in serving. We are still looking for additional nominees. If you are interested in being considered for nomination or are just curious about the board's work read Kathy Taylor's description below to learn more about what is involved.

Board Operations:

Running an HOA is similar to managing your own home and property. The BWHOA Board oversees the maintenance of our common areas, paying of HOA bills, collecting dues, working with professional service providers, tackling projects and organizing social events. Total monthly time commitment is approximately 5-8 hours, and can vary seasonally. Like your family, our team works best when we are all positive, collaborative, helpful and supportive. If you are a Bryant Woods' homeowner, you are qualified to serve on the board.

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What do Board Members do?

- **Monthly Board Meetings** 10-12 times per year – 2nd Monday of the month at 7:00 PM.
- **Board Members** self-select to lead committees or serve as officers. Current practice is for individuals to choose one or two areas of responsibility at the September meeting.
- **Officers** volunteer and are elected based on their interests and preferences:
 - **Secretary** – takes minutes of meetings, organizes annual board election/meeting.
 - **Treasurer** – has oversight of accountant who performs banking, budgeting, accounting, payroll and other tasks. Some accounting or similar business expertise preferred.
 - **Vice President** – works on major projects and takes over for President as needed.
 - **President** – sets the board agenda, leads meetings, responds to association & community issues, initiates/delegates projects and tasks to other board members.
- **Committee Chairs** volunteer for their preferred area:
 - **Communications** – writes/distributes newsletter, manages & updates BWHOA website, maintains member directory.
 - **Social** – recruits volunteers & board members to produce events: Easter Egg Hunt, Garage Sale, 4th of July Parade & Picnic, Annual Meeting, December Holiday Carriage Ride & Party.
 - **Pool** – hires lifeguard staff, hires/manages pool service providers, enforces pool policy/rules, insures clean, well-managed and safe pool experience for all.
 - **Common Area** – hires/manages service providers, insures clean, well-managed common area.
 - **Architectural** – reviews homeowners' requests for approval of external home improvements, works with homeowners not complying with CC&Rs.

What services does BWHOA contract?

- **Service Providers** hired and managed by board members to perform services include:
 - **Maintenance & Repair** – Landscaping, tree service, pet waste removal, pool maintenance/cleaning, plumbing, electrical, other maintenance tasks
 - **Professional Services** – Insurance broker, CPA for annual review & tax preparation, banking service, legal services
 - **On-line Services** – BWHOA website, banking, payroll processing, QuickBooks online accounting, credit card processing
 - **Accountant** – Professional-level expertise with knowledge of modified accrual basis/non-profit accounting, budgeting & financial forecasting, long-range capital planning. Knowledge (or willingness to learn) on-line electronic accounting applications. *Currently, Accountant services are donated to BWHOA by retired CPA with non-profit & technology expertise.*

SECRETARY'S NOTES by Sharon Wood

The Board met on July 8. A quorum was present and the June 2019 minutes were approved.

4th of July Social Event Debrief - Sharon congratulated all for a successful event. The lifeguards were extremely helpful before, during and after the event. Hot dogs were cooked in advance by Dave Bauer (Thanks Dave!!!) and the buffet set up was changed resulting in shorter waiting lines. More people brought salads and desserts than in recent years. Thank you to all resident's who contributed! The number of attendees seemed lower this year.

Neighborhood Walk Around –Karen reported she is working with homeowners to clean up several unsightly properties. All but one has complied and the other said their property would be cleaned up by July 7.

Helen asked what could be done about homeowners who have fences in disrepair. Karen responded that homeowners are notified asking them to consider repair and/or replacement of the fence.

The homeowners who have CC&R maintenance violations often seem to be repeat offenders from prior years. They rectify the issues each year when they are notified but do not maintain the properties throughout the year. The idea of having more than one walk around each year was discussed.

Pool Violations – Dick explained a recent violation that resulted in a suspension. He stated that the homeowner requested that the suspension be reversed. The board discussed ways to improve the reporting and implementation of the pool violation and suspension process. All agreed that when a violation notification is received by the pool committee that the committee will call the homeowner letting them know that the case is under review and that they will be receiving notification of the committee's decision regarding the case as soon as the investigation is completed (ideally within 48 hours).

JD will remove broken pool furniture from the pool area. An electrician will be repairing the in-pool lights tomorrow.

Board of Directors Nominating Committee - The committee has been working to recruit new board members for nomination. There are five vacancies. A description outlining board duties will be included in the Woodsman.

Fence encroachment – Karen reported that an owner started to replace a fence without approval, and that the existing fence had an encroachment on the Bryant Woods' common area. Karen communicated with one of the owners who said her husband would call when he returned from his travels. In the meantime, the builders stopped the project. Karen had not yet heard back from owner.

Architecture Committee: Approvals include fence replacement -18782 Indian Creek Way; deck replacement -18561 Waxwing Way; and roof replacement -18521 Waxwing Cir.

Communications Committee: We will try a new emailing service to deliver the Woodsman electronically. We will continue to deliver a paper version of the Woodsman during the transition period. The July newsletter will focus on the upcoming board election, swim lessons and pool parties.

Treasurer's Report: The budget is on track for this year. Kathy asked board members about upcoming expenses that should be included in next year's budget. The water fountain at the pool needs to be repaired immediately. Current financials can be viewed on BWHOA.org site.

Karen discussed the traffic issue in the neighborhood. Given the amount of construction in the adjoining area the traffic in BW may get worse. It was decided that this issue should be addressed next year.

Next Board meeting is August 12, 7:00 p.m., location TBD.

Bryant Woods Lifeguard Team for 2019

Please join me in giving a shout out to our fantastic 2019 lifeguard team. They keep us safe in the pools, keep the pools and surrounding areas well maintained and are just a joy to have around! Thank you Alexa, Kalyssa, Michelle and Ayla.



Hi I'm Alexa! I am the lifeguard supervisor and swim lesson coordinator, and I live and breathe all things aquatics. I have been working at Bryant Woods for 7 years and lived here for 9 before my grandma moved into my old house. I just finished my Bachelors of Music at George Fox University and am working on a Masters in Teaching so I can teach high school choir and middle school band in the fall of 2020. When I'm not in school or at the pool, you can find me singing, playing various instruments, and reading.



Hi I'm Kalyssa. I'm 18 years old and just graduated Lakeridge High School. I'll be running cross country and track for Northwest Nazarene University in Idaho next year and will be studying Criminal Justice. In my free time I run a freelance photography business and am a sponsored longboarder.



Hi! My name is Michelle and I'm a senior at Lakeridge High School. I enjoy swimming, playing the violin, and oil painting. My passion is to study medicine and to work in a hospital.



I'm Ayla. I am a soon to be senior at West Linn High School. I love swimming, being in the outdoors and helping with kids. I have a huge passion for photography and I'm excited to be working at this pool.