



The Woodsman

*A member publication for the residents of Bryant Woods *November 2019 *www.bwhoa.org*

BWAOA Holiday Party

Date/Time: Sunday, Dec 15th 3-5pm

Horse Carriage Ride/Caroling

Start Location : 18740 Wood Duck Circle

Lake Oswego, Oregon 97035

Join us for warm drinks, snacks and Caroling in the neighborhood !! There will be tents, snacks and drinks at the starting location above.

PGE Power Outage

December 11th from 8 AM to 3 PM. PGE will shut off power on Indian Creek Drive to replace equipment.

Unlimited Yard Debris – Free for you!

A perk of living in Bryant Woods is that the HOA pays Republic to pick up unlimited yard debris from our members including tenants. If you use the paper bags, please be sure that they are closed at the top and are not over 50 pounds each.

Board Positions and Committee Assignments for 2019-20.

President	Kathy Taylor	president@bwhoa.org
Vice President	Brandon Jones	vp@bwhoa.org
Treasurer	Scott Anderson	treasurer@bwhoa.org
Secretary	Helen Kalk	secretary@bwhoa.org
Architectural	David Rohrer Brandon Jones	architectural@bwhoa.org
Communications	Tracy Lewis Kevin Schilperoort	communication@bwhoa.org
Pool	Dick Audley Tracy Lewis Amy Bowen	pool@bwhoa.org

Social	Tracy Lewis Amy Bowen	social@bwhoa.org
Common Area	Kevin Schilperoort Scott Anderson Amy Bowen	commons@bwhoa.org

Next board meeting

The board will meet on Dec 9th at 4860 Centerwood, Lake Oswego (Brandon Jones home) @ 7pm. You can find the agenda on the BWHOA website.

President’s Comments – Kathy Taylor

BWHOA Website.

Only 105 of our homeowners are members of website. Event information, architectural forms, pool forms, meeting agendas, minutes, Woodsman and much more information is available. Go to www.bwhao.org to sign up.

Update Contact Info.

Help us keep your information current. If you have new phone numbers, email addresses or tenants, please go to the Pages & Links tab on www.BWHOA.org to find a Contact Info form. Email updated information to Treasurer@BWHOA.org or mail to BWHOA, 18275 Indian Creek Drive, Lake Oswego, OR 97035.

2020 Budget Adopted.

The board adopted the 2020 budget. Dues will be \$820 in 2020 which is a 3% increase over 2019. Revenues and expense are projected to be similar to this year. Capital projects scheduled for next year include pool furniture, pool plumbing project, and the central path is due for a topcoat. Our plan includes updating access to pool and shed. This may be a change from keys to cards or keypads. Anyone with experience or knowledge about entry access systems should contact a board member to help us find the best option. Our 20 Year Capital Improvement Plan and Requirements for Renewal and Replacement is available at our website on Pages & Links tab, in Financial Information.

Budget 2020	2017	2018	2019 Revised Budget	2020 Budget	2021 Forecast	2022 Forecast	2023 Forecast	2024 Forecast
◦ A Net Income	7,759	30,663	24,172	30,305	34,304	35,333	36,478	37,572
◦ 1 Income	114,734	125,073	129,220	134,385	138,417	142,569	146,846	151,252
◦ 401 Assessments	112,000	120,960	127,360	131,200	135,136	139,190	143,366	147,667
◦ 403 Other Income	496	965	640	380	391	403	415	428
◦ 450 Pool Income	2,238	3,148	1,220	2,805	2,889	2,976	3,065	3,157
◦ 2 Expense	(106,975)	(94,410)	(105,048)	(104,080)	(104,112)	(107,236)	(110,368)	(113,679)
◦ 510 Pool Operations	(42,918)	(44,971)	(48,038)	(50,405)	(51,917)	(53,475)	(54,994)	(56,644)
◦ 610 Common Area Facilities	(41,618)	(26,720)	(26,925)	(27,875)	(28,711)	(29,573)	(30,460)	(31,374)
◦ 710 Social	(2,813)	(3,004)	(3,520)	(3,100)	(3,193)	(3,289)	(3,387)	(3,489)
◦ 720 Neighborhood Trash	(6,840)	(6,313)	(6,500)	(6,500)	(6,695)	(6,896)	(7,103)	(7,316)
◦ 750 Communication	(973)	(815)	(1,450)	(1,400)	(1,442)	(1,485)	(1,530)	(1,576)
◦ 770 Administration	(8,932)	(9,178)	(11,845)	(11,800)	(12,154)	(12,519)	(12,894)	(13,281)
◦ 800 One-Time Projects	(2,882)	(3,409)	(6,770)	(3,000)	-	-	-	-
◦ B Capital Outlay	(2,853)	(15,000)	(18,490)	(25,000)	(19,000)	(31,200)	(39,000)	(22,000)
853 Pool Furniture/Chairs 17 '19	(2,018)	-	-	(5,000)	(2,000)			
858 Pool Patio '06, '19	-	(15,000)	(17,055)					
860 Light Fixtures 07, LED 19			(275)		(12,000)			
863 Pool Lifeguard Chair '19			(1,160)					
864 Pool Key System				(5,000)				
865 Pool Plumbing				(5,000)				
866 Pool Shed Equipment					(5,000)			
901 Path Top Coat Slurry Seal 15	(835)	-	-	(10,000)				
◦ 950 Capital Future			-	-		(31,200)	(39,000)	(22,000)
◦ C Transfer To RR&R	(4,000)	(2,000)	(4,000)	(4,000)	(14,000)	(4,000)	3,000	(14,000)
991 Transfer to RR&R Reserve	(4,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
992 Transfer to RR&R Project	-	-	(2,000)	(2,000)	(12,000)	(2,000)		(12,000)
Net Income & Transfers	905	13,663	1,682	1,305	1,304	133	478	1,572