



The Woodsman

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

The Holidays have come to Bryant Woods!



This photo was taken during the holiday party. Special thanks to Chafin Farms for providing the beautiful horses and carriage

Bryant Woods is all decked out in our holiday best. It's fun to see the lights up all over the neighborhood. We hope everyone has had a fun holiday season.

Winter Safety – 5 Tips for safe winter travel

This content is borrowed from <https://www.ci.oswego.or.us/citymanager/5-tips-safe-winter-travel> You can find more information about emergency prep by visiting that link

While Oregon winters can be mild (especially around Portland) dangerous driving conditions can often arise when we least expect it. Here are a few tips to help you get to your destination safely:

1. Before you go, check traffic reports on your favorite travel app or call 5-1-1 for the latest in road conditions, weather forecast, chain requirements, and incident information.
2. Let someone know your destination, your route, and when you expect to arrive. If your car gets stuck along the way, help can be sent along your predetermined route. Check in when you've reached your destination.
3. Don't use cruise control in wet, icy or snowy weather.
4. Keep your car's gas tank full for emergency use and to help prevent the fuel line from freezing.
5. Put together a separate disaster supplies kit for the trunk of each car used by members of your household. If you should become stranded during a winter storm, these items will make you more comfortable until the storm passes. In addition to basic vehicle safety items - properly inflated spare tire, wheel wrench, jack, jumper cables, tool kit, flashlight and extra batteries, reflective triangle, signal flares, duct tape - you should always keep a first aid kit and emergency supplies. During winter, make sure your vehicle has items such as a windshield scraper and snow brush, salt, sand, shovel, tire chains, and warm clothing.

Take Part in City of Lake Oswego's 2020 Goal Setting

Bryant Woods is a great neighborhood set within a network of neighborhoods that make up Lake Oswego. The BWHOA Board is reaching out to other neighborhood associations to foster relationships and investigate any mutually beneficial projects. The board will share more on this in the coming months. Another way for us to have an influence is to participate in Lake Oswego's City Council 2020 goal setting. There is a webform available on the City of Lake Oswego's home page that allows community members to submit comments through Jan 10th. <https://www.ci.oswego.or.us/citycouncil/2020-city-council-goals-input>. Let's make our voices heard.

2020 Dues Invoices

Dues Invoices were mailed earlier in December. Dues are due on Jan 31st. The letter included a dues statement, current emergency contact info on record, and a 2020 schedule of dues and fees. If you did not receive your package, please email Treasurer@BWHOA.org

The board adopted the 2020 budget in November. Revenues and expense are projected to be similar to 2019. Capital projects scheduled for next year include pool furniture, pool plumbing

project, and the central path is due for a topcoat. Our 20 Year Capital Improvement Plan and Requirements for Renewal and Replacement is available at our website on Pages & Links tab, in Financial Information.

Next Board Meeting

The board will meet on Jan 13th at Brandon Jones home @ 7pm. You can find the agenda on the BWHOA website. The address is: 4860 Centerwood St.

We would love to see more members of Bryant Woods neighborhood participate!

Meeting minutes from past board meetings will be available on the BWHOA website.

BWHOA Website

Event information, architectural forms, pool forms, meeting agendas, minutes, past Woodsman and much more information is available at the BWHOA website. Go to www.bwhao.org to sign up.

Budget 2020

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