

Introducing

The Digital Woodsman

A member publication for the residents of Bryant Woods

April 2019 * www.bwhoa.org



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COVID-19 Impact on BWHOA

The COVID-19 pandemic is having a big impact on our nation, state and community. In this edition of the Newsletter many of the items are directly related to how our neighborhood is adjusting to this situation. The board wishes everyone safety and health during this time.

[Join Nextdoor](#)

This is a community website with lots of information about our community which includes an area larger than BWHOA. From your internet browser, search for “How to join Nextdoor” or simply hit the link below. You will need to enter your address and email to register.

One of the good reasons to join Nextdoor right now is because they just created a new feature called Help Map – *“Daily activities may present a challenge for neighbors at higher risk. If you need assistance, find someone nearby who can help.”* Check it out.

[How to Join Nextdoor](#)

Pool Opening

If and when the Pool opens is contingent on what School Board, Mayor and Governor are recommending. Dick Audley, Pool Chair sent this to the board: *“Pool plans are proceeding as usual: bark dust has been ordered, power washing of the decks (not pavers) has been ordered, the summer lock has been installed and new keys ordered, and Wet Kat is scheduled to get the pool ready for a Memorial Day Weekend opening. Everything can be delayed or cancelled if necessary.”*

We will continue to monitor the ever changing situation and will provide updates on a regular basis. If you would like to reach out and comment you can use the email button below

Email Pool Committee

Dues Payments

As most of you know, about 50% of our dues are used for Pool expenses and projects. If the Pool cannot open, we would not need to spend about \$40,000 this year. Some pool expenses continue with or without being open. If a delayed opening or cancelled season is our fate, next year's dues could be substantially reduced.

So far this year about \$90,000 has been collected for dues and \$47,000 is being paid quarterly.

With this as background, the board is considering allowing a delay for 2nd quarter dues payments. No interest will be charged. If the pool opens those funds will be needed, but if not, we can defer or cancel dues payments for a time. The 3rd and 4th payments will be considered when we have a better understanding of the state of affairs.

As a result, next year's Dues may be different for each homeowner. Those who paid in full for 2020 would be charged less for 2021. However, all homeowners will pay the same over the two-year period.

Event Cancellations

Egg Hunt has been cancelled due to Governor's request to limit group activity.

April Board Meeting – The board is communicating via email and phone.

Pending issues can be postponed until May. If necessary, the May meeting will be via phone/video.

Bear Hunt

Fun Idea!

What's a "Bear Hunt"?

During this "Stay Home, Save Lives" moment, getting outside for walks is still allowed (as long as 6' social distancing can be maintained) and for many of us, it is an important part of supporting good emotional and physical health. One of our neighbors sent us this great idea for our neighborhood. In a window facing a sidewalk or walking path place a teddy bear (or other stuffed animal). Kids walking or biking in our neighborhood can go on a "bear hunt" to see how many bears they can spot. This is a fun and easy way to build a sense of community.

If you have any other suggestions please email the social committee or any board member.



Email Social

Fence Encroachment on Common Area

The Lake Oswego City Attorney has notified us that the homeowner who rebuilt a fence in 2019 on the common area without permission or architectural approval will be receiving a citation from the City. Unfortunately, so will BWHOA. Sometime in the distant past, someone on the BWHOA board approved the original fence that was constructed in the common area.

In September 2019 the City sent a 38-page letter informing the homeowner and BWHOA of the requirement to relocate the fence and maintain the disputed area open to the public. There have been subsequent letters from the City to the homeowner.

In September 2016, the Board agreed to allow existing structural encroachments to remain in place until 10% or more of the structure is moved/replaced. In most cases, this allows existing structures to achieve their estimated useful life. However, all encroaching structures must be moved before September 2036, unless a permit was granted. In September 2016, 5 permits were granted after approval by the association, these permits allow the existing encroaching structure to remain in place for 20 years or until the structure is replaced or removed, whichever is later.

On September 13, 2016 three Board members met with the Deputy City Attorney of Lake Oswego. The purpose of the meeting was to discuss Common Area encroachments and related claims for adverse possession. The City Attorney explained that the Bryant Woods neighborhood was created by City ordinance, and that the ordinance required the Common Area remain open to all members. Therefore, encroachments into the Common Area that exclude member access may violate city zoning. Board-issued permits as a means for remedying existing encroachments are acceptable, provided the permit states it is subject to the City's utility easement and City zoning requirements, which the City may choose to enforce at any time. He also asked to be notified of any adverse possession claim against the Common Area so that the City could become a party in such litigation.

Our impression at the time was that the City is unlikely to take action if the HOA continues to allow fences to remain until replaced. However, if someone filed an adverse possession claim against the Common Area, the City will intervene to enforce its open-space zoning requirement. Consistent with the City's position, the Board will continue to require fences be moved to the platted line when replaced. If a member files a complaint seeking adverse possession, the Board will ask the City to join in the Complaint in defense of the Common Area. The Board has no plans to offer more permits at this time.

Because one homeowner failed to comply with the directive to put a replacement fence on the property line, the City may decide that all the fences in the common area must be relocated sooner rather than later. We will keep you posted.

Multiple Emailed Invoices

Technology is fabulous and has changed our lives in so many ways. Electronic, on-line accounting systems are the state of the art because they are continuously upgraded. Unfortunately, glitches also happen.

The method to send out batches of invoices from our accounting system changed so that only 12 could be selected at a time. So, I checked the box for 12 homeowner and emailed their invoice. I unchecked those boxes, moved to the next page, checked 12 more and emailed them; etc. I did that 14 times. Apparently, there was a bug in the system. The 'uncheck' function failed. Some homeowner got 13 emails!

I am sorry for that! I had no idea until February when someone mentioned it to me. I googled it! It was a known bug as far back as 2018. As far as I can find, it isn't perfected yet. I'll keep researching.

March Financials

Monthly Transactions. Dues collections were only \$667 in March, which was expected under the circumstances. Expenses for March were half what they were last year, mostly utilities/insurance.

Cash. Our cash position is strong \$148,034. Our plan was to spend \$28,000 on one-time projects, which is now dependent on the state's directives and guidance.

Pool Opening. Due to the current pandemic, opening the pool in May is not going to happen. If it is not safe for children to attend school, then we'll heed community directives and keep the pool closed too. Since the pool opening will, in the best case, be delayed, we anticipate pool expenses will be down this year.

Dues Equity. Almost half the homeowner's (78) have paid their 2020 Dues in full. The other 82 are paying quarterly.

- Until the pool opens no fines or late fees will be charged for unpaid quarterly payment.
- If the pool does open this year, quarterly payments from homeowners will be reinstated. Flexibility in payment dates will be considered on a per home basis.
- If the pool does not open, some future quarterly payments may not be needed this year. This will be determined later in the year.
- If the board decides to forgive some quarterly payments, then homeowners who already paid will receive a credit that can be applied to 2021 dues.
- Next year, 2021 dues are anticipated to be \$844 (3% increase).

BWFOA Website Updates

There have been some features added to the BWFOA website. In addition to event information, architectural forms, pool forms, meeting agendas, minutes, past newsletters we've added a section for neighborhood ads. Check it out!

As a future activity, the board is also looking into adding advertising for local

businesses that could benefit our neighbors in exchange for potential discounts. For example businesses that offer foundation repair or bark dust services. If you have other suggestions reach out to a board member.

[Check out the Ads](#)

Other Links

[BWHOA Home](#)

[BWHOA Docs](#)

[Contact List](#)

Meeting Minutes from past board meetings can be found at the [BWHOA Docs Link](#)

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