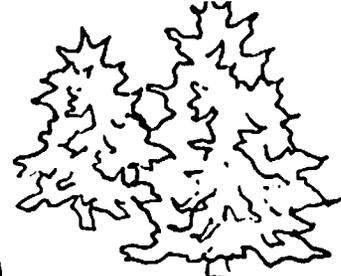




The Bryant Woodsmen



"The Voice of Bryant Woods"

Volume 1
Number 1
July 1977



Meet THE BRYANT WOODSMAN, the official organ of the Bryant Woods Homeowner's Association. Look for THE WOODSMAN in your mailbox every month or so, more often when there's something you need to know right away. We'll try to keep you up to date on what's going on in Bryant Woods -- introducing new neighbors, development plans for our common areas, social happenings, and other tidbits. If you have any suggestions for the kinds of information you'd like to see in future issues of THE WOODSMAN, just call Ron or Sharon Prill at 639-8044 or any member of your Board of Directors.

Speaking of the Board, it's about time we recognize our Directors for their efforts to keep Bryant Woods the kind of place that we want it to be.

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|----------------------------|----------|-----------------|----------|
| Bob Hepburn, Pres. | 620-4663 | Penny White | 639-7269 |
| Dave Schulz, V.P. | 639-8040 | Hank Kettelhodt | 620-4667 |
| Karuryn Driftmeyer, Treas. | 620-2393 | Nancy Knox | 620-5674 |
| Fran Yackel | 639-5844 | Joe Laughlin | 620-0552 |
| Charlie Blake | 639-1700 | | |

Don't hesitate to contact any of these people regarding any questions or concerns that you have about Bryant Woods. Any homeowner is welcome to attend monthly meetings. THE WOODSMAN will keep you informed of the dates and locations of meetings. The next meeting will be at White's, 18413 Deer Oak Circle, at 7:30 on Monday, July 11th.

Attached to this issue of THE WOODSMAN are Pool Rules and Guidelines for Constructing Fences in Bryant Woods, both adopted at the most recent board meeting. Please keep both for reference. If you have any questions about either, or about interpretation, just contact the people listed at the bottom of each page.

The board has retained legal counsel in its efforts to proceed with the development of our common areas. Our work with the city of Lake Oswego has uncovered questions as to the liability of developers to complete the common area work and the extent of their liability. Cooperation and assistance from the city has been excellent and we were able to delay the sale and development of new lots for a while to give us some leverage in resolving the questions. Count on THE WOODSMAN to keep you informed of developments.

THE WOODSMAN wishes everyone a happy summer. Please drive carefully.... school's out.

POOL RULES

The Bryantwoods Homeowners Association Board of Directors has adopted the following list of rules to control the use of our swimming pool. Currently, over 100 families have access to the swimming pool. Our pool is small and was obviously not designed to handle such a large group. We are currently exploring legal recourse to have a larger swimming pool replace the existing pool. However, for the present we want to make the best use of the pool that we have. The rules are as follows:

1. Children under the age of 14 must be accompanied by a responsible adult. An adult is defined as a person 21 years old or older.
2. Guests must be accompanied by an adult resident. Overnight house guests are excepted from this rule and shall be treated as residents..
3. No glass or breakable containers will be allowed in the pool area.
4. Running, rough housing, or horse play will not be allowed.
5. The pool closes at 10:00 p.m..
6. No animals will be allowed in the pool area.
7. Proper swimming attire is required for entering the pool.
8. No inflatables, except water wings, will be permitted in the pool.

For those of you who were unable to attend our latest board meeting when these rules were passed, perhaps a little explanation is necessary. Oregon Law requires that children under the age of 14 be accompanied by a supervisor when swimming in a "limited use pool". Considering insurance, liability, and actual supervision, the board felt that the supervisor must be a 21 year old adult. Because our pool is so small, we don't have room to take care of all the residents who may want to use the pool, let alone guests. Therefore, the board felt that one way of controlling the number of guests who use the pool would be to require that they be accompanied by an adult resident. The pool closes at 10:00 p.m. as a courtesy to those residents who live in close proximity to the pool. The proper swimming attire is required because strings from cutoffs or other make-shift suits clog the pump. Inflatables are prohibited because of the size of the pool. There is not enough room for all the swimmers let alone air mattresses, innertubes, and beach balls.

The pool rules are simple but they are necessary. Violators will be first reminded of the rules. If the problems persist, our pool superintendent is instructed to pull the offenders pool key and then have the swimming pool committee take necessary action.

For those of you who may be wondering why we have two fences around the pool, the answer lies in our insurance. When the pool was built by the developers, he constructed the 4' fence around the pool. When we went to renew the insurance policy, we were told that because of the low fence, the premium would be \$2,000 per year. However, by constructing the 8' fence, our premium was reduced to \$200 per year. If we do not succeed in getting a larger pool, our plans are to deck the area between the two fences and then remove the small fence. In the mean time the small fence is necessary to keep the bark dust and dirt from being drug into the pool.

The swimming pool committee will be working very hard this summer to insure that the pool is a clean and pleasant place for your family to visit. If you would like to assist them in their effort or have comments or suggestions that would improve our pool area, please contact either Hank Kettelhodt, 620-4667 or Charlie Blake, 639-1700.

GUIDELINES FOR CONSTRUCTING FENCES IN BRYANT WOODS

The Conditions Covenant and Restrictions of Bryant Woods assign responsibility for approving fence design to the Architectural Committee. The Architectural Committee along with the Board of Directors have drawn up some brief guidelines for fences. The main concern is that the fence you construct be pleasing to the neighborhood as a whole and it not be a surprise to any of your neighbors.

To this end, the Architectural Committee requires that in advance of you building a fence, you first contact the Architectural Committee with your plans for construction. The committee will then look over your plans and contact your immediate neighbors to gain their inputs. Perhaps one of your neighbors also has plans on building a fence and you can settle on a mutual design and share the cost. The process is very informal and can be handled with a couple of telephone calls. The process, however, is very necessary.

As for specific guidelines on fence construction, the Architectural Committee offers the following:

Currently, all of the fences in Bryant Woods are either redwood or cedar and this type of fence design fits in well with our woods environment. The Architectural Committee will not approve a chain link or other metal wire type fence nor one of fiberglass panels or other plastic products. The design should be one that fits well with our neighborhood, not something that will appear either commercial or garish. Currently, there are no fences around front yards and the Architectural Committee will not approve front yard fencing. Our lots are small, especially the front yards on the cul de sacs. Front yard fencing would only compound this problem. Corner lots pose a special problem because a fence may create a blind spot and make it hazardous for the children who are playing in the streets.

The Conditions Covenant Restrictions of Bryant Woods require that you must have the approval of the Architectural Committee prior to constructing your fence. Again, our main concern is that your fence fit in with the neighborhood and that each of your neighbors is aware that you intend to build it. Because fences normally are constructed on property lines, and because once they are constructed, they are seldom taken down, we want to insure that your neighbors will be as excited about your fence as you are.

When the time comes and you plan to build a fence, please contact one of the following:

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| Dave Schulz | 639-8040 |
| Al Bolden | 639-8470 |
| Joe Laughlin | 620-0552 |
| John Shuford | 620-1682 |