

BRYANT WOODS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

PRESIDENT

Dave Schulz (Marilyn)  
18381 Woodthrush Way  
Home: 639-8040  
Work: 221-4445

Charlie Blake (Priscilla)  
18435 Dear Oak Ave  
Home: 639-1700  
Work: 224-1200

VICE PRESIDENT

Doug Lindsey (Kathy)  
18361 Woodthrush Way  
Home: 620-5475  
Work: 221-7618

Hank Kettelhodt (Millie)  
18434 Sandpiper Circle  
Home: 620-4667  
Work: 222-3831

SECRETARY

Bob Hepburn (Diane)  
18432 Sandpiper Circle  
Home: 620-4663  
Work: 222-3831

Tony Lake (Kathie)  
18471 Waxwing Circle  
Home: 639-8873  
Work: 233-7777

TREASURER

Linda DeBuhr (Bing)  
18610 Indian Creek Drive  
Home: 620-5485

Ron Prill (Sharon)  
18491 Waxwing Circle  
Home: 639-8044  
Work: 228-8111

Penny White (Dick)  
18413 Deer Oak Circle  
Home: 639-7269



# The Bryant Woodsmen



"The Voice of Bryant Woods"



Our Newsletter normally tells you about things that have recently occurred in Bryant Woods or announces upcoming events of interest to the residents of Bryant Woods. This month, we would like to do something just a little bit different. We would like to explain a little bit about the Bryant Woods Homeowners Association, why it exists, and what you can expect to gain from it.

The Bryant Woods Homeowners Association was formed as construction started on the Bryant Woods Planned Unit Development. The original Board of Directors was comprised, primarily, of the builders and developers. They drafted our Bylaws and Covenants Conditions and Restrictions. Because we own common property and operate common facilities, there needs to be some means to provide for the joint ownership, pay the taxes, pay for the upkeep, pay the insurance, etc. Our Bylaws and Conditions Covenants and Restrictions form this legal contract to take care of these functions.

The CC & R's define your property rights to the common areas, your responsibilities regarding the exterior maintenance of your home and lot, and the way the annual assessment is levied, collected, and spent. In addition it establishes an architectural committee whose function is to review plans for fences or structural changes to your house or property that may have an effect on your neighbors. Finally the CC & R's list the use restrictions regarding such things as raising livestock on your property, the placement of commercial signs, the storage of boats and trailers on your property as well as common property, the requirement to complete "basic landscaping" within one year and several other items designed to help insure an attractive neighborhood. Please read through your CC & R's for more detail.

The By-laws detail the mechanics for running the Association. They explain when the annual meeting shall be held, how we select the Board of Directors and officers, their responsibilities, when they hold Board meetings, how we keep our books, etc.

It is important to point out that the Board of Directors is nothing more than nine of your neighbors who have agreed to donate a great deal of their time without any form of compensation. Individuals serve on the Board for three years with three Board positions up for election each year at the annual meeting. The By-laws like the CC & R's were written, accepted, recorded with the county, and in place long before any of the actual homeowners began to serve on the Board of Directors. Again, please review the By-laws themselves for more detail.

Because we own common property, the Homeowners Association was not set up with an optional membership arrangement. Membership in the Association comes with the purchase of a lot in Bryant Woods. When you bought your lot or home, and accepted your deed, you became a member of the Bryant Woods Homeowners Association and agreed to abide by the By-laws, and the CC & R's. To most of you, this was probably a surprise. With many different real estate companies representing many different builders and/or former homeowners, most people do not get a clear understanding of the Homeowners Association until they are closing their home purchase, or perhaps when they move into the neighborhood. You should have received a copy of the By-laws and CC & R's when you closed on your home, but if you did not, they are available from any of the Board of Directors and their names will be listed at the bottom of this newsletters.

Up until September of 1975, the Board of Directors was comprised primarily of builders and developers who had a financial interest in Bryant Woods. In September of 1975, a general membership meeting was called and the Homeowners Association was turned over to the actual homeowners. At that time, the association had no money in the bank, but did have bills for pool maintenance, electricity, gas, etc. all coming due on a monthly basis. The Board of Directors during that initial year of operation, spent most of their time trying to get our financial house in order. A new fence was constructed around the swimming pool to reduce the insurance premium from \$2,000 per year to \$200 per year. A landscape service was replaced by youngsters in the development mowing the grass so that we could afford to maintain our common areas. A great deal of time was spent determining who owned what lots so that we could generate bills to cover our expenses. By the end of the first year, we began to operate in the black.

During the annual meeting in September of 1976, most of the discussion centered around the completion of the development of our common areas. Many people had been told many different things about the common facilities that would eventually be available to the residents of Bryant Woods. A committee was formed to look into the common area developments. We needed to find out what had been promised when the development was approved and what the construction schedule for these amenities was.

What we found out, was that Bryant Woods was to have a swimming pool, badminton courts, horseshoe pits, two tot lots, a sitting area, and a network of trails and lighting thru the common areas. As we're sure you noticed, not all of these improvements have been put in.

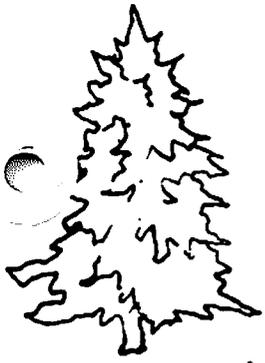
We initially worked with the City of Lake Oswego to get the work completed. After a great deal of work, it became obvious that the city was in no position to force the developer to complete the work. The Board of Directors then elected to hire an attorney and force the issue through a lawsuit. The Bryant Woods development began in about 1970, and over the course of the years it appears the developer has changed several times. The courts will help us resolve who is responsible for what. With as much as \$150,000 worth of work left unfinished, the Board of Directors felt we should make every effort to insure that this money turns out to benefit the residents of Bryant Woods rather than become the profits of the developer. We are very involved in our legal actions right now, and will report the results as soon as a solution is reached.

That gives you some history of what has occurred in Bryant Woods over the recent years. It is important to note that the Bryant Woods Homeowners Association is older than the houses in Bryant Woods. It's an organization that the homeowners inherited from the developers and builders. When you accepted the deed to your property, you agreed to become a member of the Association and its By-laws and CC & R's form a legal contract between you and your neighbors. During the past several years, the Board of Directors has worked very hard to insure that the organization is financially sound and can meet its financial obligations, and also to insure that the final development of Bryant Woods reflects the original promise of the developer and the current needs of the residents.

So what's ahead? Hopefully, within the next six months, our legal problem will be resolved. We will know, whether a court settlement provides us with any additional funds to add to the already planned common area developments. We are working in several different directions to try and replace the existing swimming pool with a pool that is much larger and better reflects the needs of our developments. Contrary to rumors you may have heard, there are no plans to build a second pool somewhere else in the development, simply because we have no additional land on which to build the pool. Once our legal problems are resolved, you may see your dues decreased.

The main thrust of any homeowners association, is to insure that the neighborhood remain a quality neighborhood. Again, because of the size of our lots, this is very important within Bryant Woods. What your neighbor does or does not has an affect on the appearance of your lot and on the ultimate resale value of your home. However, the homeowners association is only going to be as good as its membership. For the association to work, you need to volunteer your time, your talents, or your ideas. The Board of Directors meetings are open to the general membership, and at almost every meeting several homeowners come to express their ideas or concerns. We need your participation also. Our next meeting is Tuesday, July 11, 7:30 PM at Dave & Marilyn Schulz's house, 18381 Woodthrush Way. Hope we see you there.

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# The Bryant Woodsmen



"The Voice of Bryant Woods"

Volume 3  
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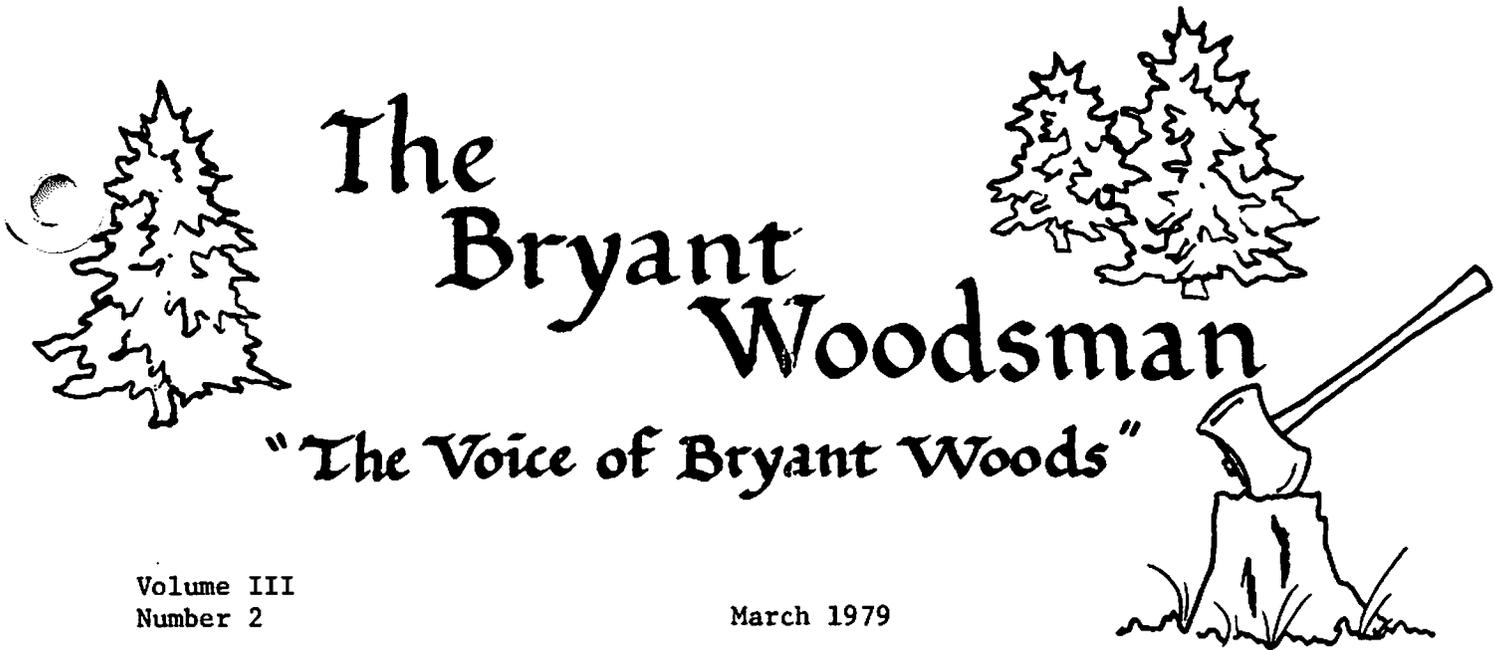


Trial to Begin - The lawsuit filed by the Homeowner's Association against SIMCO and the other developers of Bryant Woods regarding their failure to complete improvements to our common area is scheduled for trial this Monday, March 5th at 9:30 AM in Clackamas County Circuit Court in Oregon City. The court is, of course, open to the public, and we hope that as many interested homeowners as possible will attend. We're expecting court proceedings to last about two weeks, with most of Monday morning devoted to jury selection and other preliminaries. The Board of Directors, and the legal committee especially, have devoted countless personal hours for well over a year in preparation. Your continue support and, if possible, your attendance are vital.

Dead and Damaged Trees - The Board of Directors is in the process of obtaining bids for the removal of the dead and damaged trees in various parts of the common area. Severe damage from the ice storm has made this a pressing problem. Due to the potential hazards these trees now represent, some 30 or more trees may have to be removed. At such time as we have selected a contractor, we will publish the name and telephone number here so that anyone who may be thinking about removal of dead trees from their own lot can make their own contact, and perhaps benefit from a "quality discount."

Drop Box Decorum - Please do not put any trash outside of drop boxes either before the empty drop box is delivered or during the weekend while it's there. This is especially important for potentially hazardous items such as old car batteries.

New Woodsmen - Several new families have moved into Bryant Woods. Please be sure to introduce yourself to your new neighbors. Anyone out there who is a new resident should feel free to call Linda DeBuhr at 620-5485 for any questions they might have about Bryant Woods, or Homeowner's Association, the swimming pool, etc.



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Number 2

March 1979

EXTRA! EXTRA! EXTRA!

Our trial is underway, having begun Monday, March 5th. You may have spotted a busload of visitors to Bryant Woods (the jury) on Monday afternoon. Several homeowners have been on hand for the proceedings thus far and by now they are probably "hooked" for the rest of the trial. Opening statements, by the attorneys, "history" of Bryant Woods, a visit by the jury for a first-hand look at our pool and common areas, introduction of evidence, objections, etc. It's all there, and so far it's been absolutely fascinating.

In the next few days some members of the Board of Directors and other homeowners will be testifying and we'd like them to have your support. Why not see some of the trial? We guarantee that you'll find it interesting and informative.

The trial is being held in the Court Room #4 (third floor) of the Clackamas County Court House (8th and Main) in Oregon City. Proceedings are expected to last until the end of the next week, and daily sessions run from 9:00 to 4:30, with a recess for lunch from about 11:45 to 1:30.

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