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January 2015

Calendar of Events

- ❖ February 9, 7:00 pm—Board Meeting at Linda Fuchs' home:
18571 Waxwing Way
- ❖ April 4 —Easter Event
- ❖ May 23 —Pool Opens
- ❖ June 13—Neighborhood Garage Sale
- ❖ June 15—Neighborhood Trash Pick-up

From the President

by Don Page

Hats off to our Social Committee Chair, Gina Lochtie, for all her work in making the holiday caroling and party such a great fun-filled event. Thanks to her work and the efforts of many others (see Gina's report on a following page) the event was a huge success and was well attended with the most people participating in recent memory.

As we close 2014 I would like to update you on some projects that are under way. As I reported in an earlier Woodsman, to meet health and safety codes the fence on the west side of the pool needs replaced and the small (wader) pool requires re-plastering with safety upgraded drain. We have obtained bids for the re-plaster/drain upgrade and are currently negotiating a contract to get the work done. Three bids have also been obtained for the fence work and we have a target to work out the details and have a contract in place by the end of February. Both projects are expected to be completed within budget.

You will recall I challenged the Board of Directors to pursue cost control and reductions with minimal impact on services with the intent to be more conservative and accurate in predicting costs and budgeting spending to support the 2016 budget. Ken Kaufmann, Communications Committee Chair, has reported the first cost reduction under this initiative. By changing the format of the Woodsman he expects to realize a savings of up to \$840.00 annually. The Woodsman is also being delivered by your Directors and other volunteers for an additional savings of \$300.00 per year. As an added benefit the delivery of the Woodsman by Board Members allows for an opportunity to talk with our neighbors as we walk the neighborhood each month. I personally have met several neighbors and had the chance to speak with them while making deliveries. Holly Gosewehr, Pool Committee Chair, has initiated a project to upgrade the lighting at the pool by installing security lights and an electronic timer which will allow the old lights to be better controlled and turned off at night to reduce power usage. We will continue to look for ways to better control our costs and spend our money wisely.

On behalf of your Board of Directors I wish you all a very happy new year and all the best for 2015.

Social News

by Gina Lochtie

Christmas Caroling Was a Huge and Dry Success

A big thank you to all of you who came out and sang your hearts out! The enthusiasm was contagious and seeing our friends and neighbors on our horse drawn wagon or trailing behind was FUN! Thank you to Martine and Ken Kaufmann for hosting our party and providing us with new song sheets. Thank you to Linda Fuchs and your beautiful songbird daughters who helped lead us, and Dana Graf for his booming baritone voice. Thank you Rebekah and Anna Smith for setting up our Food Bank donations. We had a beautiful and festive afternoon. Here's to a Happy 2015 and many more celebrations.

Holiday Lights

Acknowledging all of those homes, which lit up our neighborhood with spectacular holiday cheer. It was terrific! Thank you:

Reindeer and Jingle Bells	18431 Deer Oak Ave.
Winter Wonderland	18210 Deer Oak Circle
Sparkle and Dazzle	4863 Sage Hen Way
Festivity of Lights	4881 Centerwood
Icicle Palace	4860 Centerwood
Jelly Bean Mansion	4890 Sage Hen Circle
O Little Towne	4886 Sage Hen Circle
Sparkle, Twinkle, Pop	4882 Sage Hen Circle
Reindeer Way	4874 Sage Hen Circle
Fill Santa's Sleigh	4860 Centerwood
The Cosmos	18780 Indian Creek Drive
Starry Night	18791 Indian Creek Way
Kris Kringle's Palace	18770 Indian Creek Way
Happy Santa	18790 Indian Creek Drive
Visions of Sugar Plums	18690 Wood Duck Way
Twinkle Twilight	18650 Wood Duck Way
Jelly Bean Way	18640 Wood Duck Way
Technicolor Snowman	18481 Wax Wing Circle
Trees of Lights	18491 Wax Wing Circle
Nutcracker Way	18551 Wax Wing Way
Gum Drop Way	18561 Wax Wing Way
Polar Express	18581 Wax Wing Way
Dreaming of a White X-mas	18438 Sandpiper Circle
Holly Jolly Holidays	18434 Indian Creek Circle
Santa's Magical Workshop	18441 Indian Creek Drive
Happy Santa's	18311 Wood Thrush Circle
Light Up Your Tree	18381 Wood Thrush Way
Jingle Bell Rock	18220 Indian Creek Drive
Teddy Bear's Packages	18212 Indian Creek Way

Treasurer's Report

By Kathy Taylor

Collections Procedures: Dues statements came out last month and the first quarterly payment is due by January 31st. This seems like a good time to explain our process for dealing with late payments. Dues not paid timely are charged a finance charge of 10% per annum, applied quarterly. If dues are 12 months in arrears, the homeowner is notified and a lien is filed with the County. The fees associated with filing or removing a lien (\$43 currently) and an administrative charge (\$50 for filing or removing) are added to the homeowner's account. Before the property can be sold or refinanced, BWHOA is contacted to determine the amount needed to clear the lien. Unless dues are paid in full by January 31st, homeowners receive quarterly statements that show all due assessments, charges and payments. As of December 31st, Dues Receivable were \$6,128; liens are filed on all those past due more than 12 months.

Financial reports for the year ended December 31, 2014: Overall the net income came in close to budget. Administration came in under budget because funds planned for legal and accounting were not expended. The Association invested in pool heaters and umbrellas that were not proposed in the budget, but were approved by the Board. 2015 is starting with a strong cash position providing for on-going operations until dues for the year start flowing.

Profit & Loss	Jan - Dec 31 2014	Annual Budget	Variance
INCOME			
Homeowners			
Assessments	95,360	95,360	-
Allowance for Bad Debt	(2,000)	(2,000)	-
Interest Collected	<u>753</u>	<u>-</u>	<u>(753)</u>
Total Homeowners	94,113	93,360	(753)
Swim Lesson/Parties/Keys	<u>1,670</u>	<u>3,000</u>	<u>1,330</u>
Total Income	<u>95,783</u>	<u>96,360</u>	<u>(577)</u>
EXPENSE			
Administration	12,368	17,500	5,132
Trash Pick up	5,962	6,750	788
Communication Costs	2,302	2,000	(302)
Common Area Facilities	16,362	18,000	1,638
Pool Operations	36,966	38,900	1,934
Social	<u>3,205</u>	<u>3,300</u>	<u>95</u>
Total Expense	<u>77,165</u>	<u>86,450</u>	<u>9,285</u>
NET ORDINARY INCOME	18,618	9,910	8,708
CAPITAL EXPENDITURE			
Pool Heaters, Umbrellas	<u>10,300</u>	<u>-</u>	<u>(10,300)</u>
NET INCOME	<u>8,318</u>	<u>9,910</u>	<u>(1,592)</u>

Balance Sheet	Dec 31, 2014
ASSETS	
Checking & Savings	22,914
Reserve & Renewal Cash	<u>50,005</u>
Total Cash	72,919
Dues Receivable	6,128
less Allowance for Doubtful Accts	(2,000)
Prepaid Insurance	<u>1,277</u>
TOTAL ASSETS	<u>78,324</u>
LIABILITIES & EQUITY	
Liabilities	
Accounts Payable	1,168
Payroll Liabilities	<u>379</u>
Total Liabilities	<u>1,547</u>
Equity	
Unrestricted Equity	18,454
Designated for Reserve & Renewal	50,005
Net Income	<u>8,318</u>
Total Equity	<u>76,777</u>
TOTAL LIABILITIES & EQUITY	<u>78,324</u>

Pool News, by Holly Gosewehr

Several things have been happening at the pool in an effort to update and improve the pool for use this summer. Here's what's been going on or is upcoming:

Timer: The timer for the large vapor lights was very old and not working properly so this was replaced. It will be set this time of year to turn on at sunset and off at 10 pm.

Vapor lights: Two large vapor lights were found to be faulty. The ballasts were replaced. In addition some electrical wiring was updated in the shed.

Wooden Fence: The wooden fence along one side of the pool yard will be replaced by April 1.

Re-plaster: A contract is in process for the small pool to be re-plastered and a new drain put in that meets the standards of the Virginia Graeme Baker Act. This work is to be completed by pool opening in May.

Our Covenants, Conditions and Restrictions, by Linda Fuchs

This month, let's look at Common Area use. Our CC&R's state:

No person shall use any Common Area as a dumping ground for rubbish, trash, garbage, grass clippings, leaves or other waste or other materials, nor shall any person use any Common Area to park or store any personal property, including but not limited to boats, cars, motorhomes, bicycles, etc.

Article III, Section 8

Keep up the good work of maintaining the Common Area along your property, and to all BWHOA members: feel free to remove any trash you may notice while walking the pathways.

Thank you!

Next month: Trailers, boats, tents and more.

January Board Meeting Notes, by Rebekah Smith

Finance: The year-end financial report was reviewed. The Association is expected to have a net income of \$8,582. The Reserve & Renewal Replacement (R&RR) now has \$50,000 after a transfer of \$10,000 from Checking and Savings.

Pool: The pool timer has been repaired and all lighting wires bundled for efficiency. Two of the seven exterior lights need to be rebuilt. The Board is considering the most financially and environmentally efficient options. The Board authorized Holly Gosewehr to proceed to a final contract and bring a final price to the Board for approval. The Board authorized Don to proceed with negotiations of a re-plaster and drain upgrade contract not to exceed \$10,000.

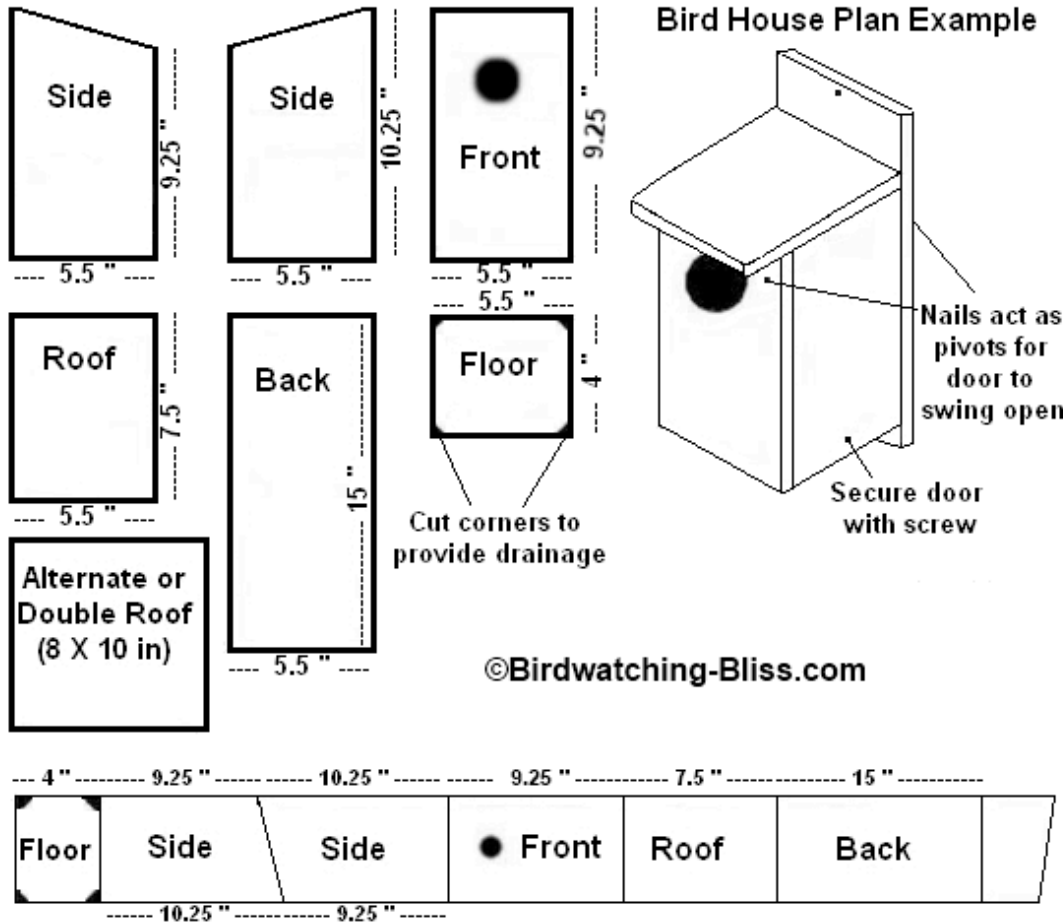
Social: The caroling party was a smash! Approximately 50 neighbors, young and old, came out to sing and enjoy each other's company. A good time was had by all. Thank you to everyone who helped Gina Lochtie with the plans.

Communications: Ken Kaufmann reported that the Association could reduce its monthly *Woodsmen* printing costs (from \$174 to \$104) by replacing the folded 11"x17" page with two 8.5" x 11" pages. The Board agreed that this money-saving format change should be implemented starting immediately.

Fence Policy: The Board discussed a revised Policy for Architecture Committee review of applications to install, modify, or remove fences. Vote on the Policy (discussed in December and January) was postponed to give the Board additional time to review.

Free Wood available for Birdhouses, by Ken Kaufmann

Even though great bird habitat abounds in and around Bryant Woods, our practice of removing decaying trees for safety reasons reduces nesting sites available for birds that nest in rotten cavities of old trees. Birdhouses substitute well for rotten tree trunks, and right now is a great time to install them in advance of spring nesting. A 1"x6" fence board, saw, hammer, drill and nails can create an excellent birdhouse.



The sketch on the left shows how to cut a fence board to make a basic bird house.

Assembly requires some practice. Use small diameter nails or pilot holes with screws to reduce splitting. Make sure the inside of the front wall is rough cut (not smooth).

The size of the hole, box depth, and height above ground affect suitability for different species.

BWFOA will have over 100 1"x 6" used fence boards when it replaces the pool fence. If you would like some, please contact Holly or Ken. More information on

birdhouse design and placement can be found at <http://www.birdwatching-bliss.com/free-bird-house-plans.html>, and at the Spokane Audubon Society website: <http://www.spokaneaudubon.org/page-280285>

BWFOA Board of Directors

President/Common Area Care: Don Page 503-639-7803 arkiedon@gmail.com

Vice President/Communications: Ken Kaufmann 503-720-2210 ken@kkaufmann.com

Treasurer/Finance Committee: Kathy Taylor 503-747-7840 kathyataylor@gmail.com

Secretary: Rebekah Smith 503-546-9153 rebekahsmithphd@gmail.com

Pool: Holly Gosewehr 503-699-8797 puananig@comcast.net

Social Events: Gina Lochtie 503-349-7174 gigilochtie@yahoo.com

Architectural Approvals: Linda Fuchs 503-515-5955 noblends@gmail.com

CLASSIFIED ADS

DOG WALKING/PET SITTING CONTACT: ANNA SMITH, 503-598-9165

I am an experienced pet sitter, dog walker, and dog trainer. I am 15 years old, reliable, and am happy to provide references. I live in Bryant Woods and would like to help you with your pets! My rates are reasonable.

LOOKING TO SELL OR BUY A HOME? CONTACT: EMILY IVERSON, 503-866-4368

Having lived in this community for over 30 years, I know the area well. If you or a friend are thinking of moving, please give me a call. Even if you aren't moving right now but simply want to keep up-to-date with the real estate market you can register with HOMETRACKER on my website at www.emilyiverson.hasson.com for emailed updates. Look forward to hearing from you. Emily Iverson, Neighbor and Broker with The Hasson Company.

PRIVATE CAREGIVER/COOK - EXPERIENCED & CERTIFIED CONTACT: ELAINE KEEFE, 503-603-0555 or 503-367-6699. Bonded, liability insurance, criminal background check. Culinary school graduate. One-on-one care for the elderly and persons recovering from surgeries. Transportation upon request. Exceptional people skills, dependable, patient, kind, resourceful and organized. Resume and references available.

FURNITURE REPAIR & REFINISHING, IN-HOME SERVICE. CONTACT: RYAN POULTON, 503-968-1222
STRUCTURAL REPAIRS: loose joints & legs, split wood, broken components, etc., FLAW REMOVAL: scratches, dents, abrasions, pet chews, etc. FULL REFINISHING: color match, color change, sheen match. Free estimates. Fulltime professional.

DELL ENTERPRISES CONTRACTING. CONTACT: DON DELL, 503-407-5887

Handyman Services. Licensed contractor does small remodels and all kinds of repairs, from tile to sheetrock, painting and bathroom remodeling. In business for 22 years. Licensed, bonded. CCB#95851.

HOME DEPOT KITCHEN & BATH REFACING CONTACT: DANA GRAF 503-310-0702

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BUSY BEAVER HOME IMPROVEMENT, LLC CONTACT: BRANDON JONES 503-862-8546

busybeaverhomeimprovement@gmail.com — My focus is on repairing problems and improving the function of your home, both inside and out. I provide detailed work that perfectly fits the scope of your vision, needs and budget. My specialty is providing realistic, intelligent, value driven solutions that will last long into the future. I am an Owner/Operator, and a licensed, bonded, and insured contractor (CCB# OR202922).
Busybeaverhomeimprovement.strikingly.com

HELP WANTED

Ivy Girdler—to cut ivy vines growing up trees in the Common Area-no experience necessary; hours (highly) negotiable. Volunteers will be recognized. Email: ken@kkaufmann.com.

If you lose your *Woodsman*, or you want to read a vintage edition, you can download old newsletters at the BWHOA website (www.bryantwoodsha.org/newsletters/). While you are there, sign up to receive important announcements via email: www.bryantwoodsha.org/announcements-1/.

To place an ad or submit an article to the *Woodsman*, email ken@kkaufmann.com.