

# The FYI

A Private Residential Community

Newsletter for the Edgewood Townhouse Association

## MESSAGE FROM THE BOARD

*Preserve. Restore. Maintain.*

Robert Bruce Trafton,

President, Edgewood Townhouse Association [etapresident@email.com](mailto:etapresident@email.com)

With this Message from the Board, it is a pleasure to wish everyone a Happy and safe 4th of July. We also welcome three new homeowners to Edgewood Townhouses. Anne is our new homeowner in 1 Westbrook Way. Lisa is our new homeowner in 143 Westbrook Way, and Deanna is our newest homeowner in 140 Brae Burn Drive. As new homeowners join our family, there is importance in reviewing our past.

Our beautiful Edgewood Townhouses have, unbeknownst, to many of us a rich and proud history. Indeed, there are a few of us, still residing at Edgewood, who were here at the beginning of that history. So it is important to ensure that that history is passed along to those of us here today and for those who will come in the future.

The designers of the Edgewood Townhouses were an award-winning architecture firm known as Lutes and Amundson, Architects and Community Planners. Donald Lutes, a 1950 graduate from the University of Oregon, began his practice in Springfield, Oregon. His business partner, John M. Amundson Jr., another graduate from the UO School of Architecture was also a professor of Architecture and Planning at the UO. These two architects became the first practice to combine architecture and urban planning in Oregon. Their vision was to build single family residences, fully utilizing the lot-size on which they were built – not apartments, not duplexes – but a townhouse. In addition to this goal, the envisioned the townhouses set in a private park which was reserved for the exclusive use and enjoyment of the association member. The private park included a swimming pool, a neighborhood recreation building, private driveways, streets, and walkways, with natural streams, and waterfalls. Alas, the two architects teamed with one of the premiere construction companies of the time, Breeden Bros., and the award winning landscape architects, Lloyd Bond and Associates.

At the time Edgewood Townhouses were built, Breeden Bros had already been in the house building business for nearly twenty-five years. And when they built Edgewood Townhouses, they used the best equipment, tools, materials, technology, and over one-hundred of the finest craftsmen available in the time.

So, we live in privately owned townhouses in a private park through our membership in the Edgewood Townhouse Association. You own your townhouse, the land underneath it, and joint ownership, thorough voting rights of the private park, and all of the facilities. You are entitled to be creative inside of your townhouse and patio area; but the exterior of the building and the grounds belong to us all, and are maintained to retain and preserve the natural character and design of the original plan.

I am grateful to be a member of one of the truly most beautiful and historically significant properties in the State of Oregon. I am also proud to be one of many stewards of leadership who have maintained and preserved our priceless paradise.

## UPCOMING EVENTS

### Next Regular Board of Directors Business Meeting:

Tuesday, July 11, 2017 at 6.30 pm in the Clubhouse

### July Quarterly Open Forum Business Meeting:

Tuesday, July 25, 2017 at 7 pm in the Clubhouse.

## CONTENTS

Message from the Board

May Board Business Meeting Minutes

Facilities Report

Historical Flyer circa 1971

Monthly Checking Activity

### Website Report

During the period May 4, 2017 to June 9, 2017, our website, [www.edgewoodhoa.org](http://www.edgewoodhoa.org) had 102 visitors who looked at 167 pages.

## EDGEWOOD TOWNEHOUSE ASSOCIATION Board of Directors Monthly Business Meeting

*Preserve – Restore – Maintain*  
Tuesday, May 9, 2017

**Call to Order:** The meeting was called to order at 6:30 p.m. Board members present were: Darell Bidstrup, Michele Coney, Christine Donahue, Sharon Kimble, Michael Maulding, Jennifer Smith, Don Pasquali, and JoAnn Wilson. Bruce Trafton was excused. Also present was Frank Gaddini, ETA Director of Operations and Facilities. No homeowners were in attendance.

**Approval of Minutes:** The Board approved the minutes, as amended, of May 9, 2017.

### Standing Reports:

1. Facility Report: Submitted
2. Treasures Report: Submitted
3. Website Coordinator: The Board approved a letter of appreciation to Toni Horodysky who recently resigned the position.
4. Swimming Pool: Pool Opens on June 16, 2017
5. Clubhouse Coordinator: Pending
6. Hospitality Coordinator: None submitted. A volunteer for this position is invited.
7. Welcome Coordinator: None submitted

### Old Business:

1. December 14, 2016, Ice Storm Damage Report: Damaged trees are being removed in phases defined by priority. Eleven trees have been removed and additional trees (Phase 3 of five phases, total) will be removed by the end of June. Creek clearance will begin soon once the college workers come on. Three reimbursement checks have been received from State Farm thus far covering most of the reimbursable expenses. About \$5,000 in storm-related expenses was not reimbursable and the deductible was \$10,000.
2. Parking Policy Update: The Board discussed a homeowner complaint regarding the three designated parking spaces added to Driveway 4 after relocation of the Maintenance Storage Shed to the Overflow Parking Lot. These parking spaces were referenced in a Special Open Forum Meeting Notice posted January 15, 2016; the Special Open Forum Meeting was held February 16, 2016. No homeowner comments on the added parking spaces were received for consideration at that meeting. A copy of the Notice is available upon request.
3. Website Coordinator: One to two representatives will attend the July Board meeting to describe possible changes to modernize and improve our website's functionality and appearance.

### New Business:

1. Waivers: The Board approved the following waiver: 143 Westbrook Way: Parking for two cars from 6/2/17-7/2/17. The Board also extended the parking waiver for 35 Westbrook Way for one month, from 6/15/17-7/15/17. The ADA space in front of 173 Westbrook Way is no longer needed and the sign will be removed.
2. Opportunity for New Website Development: See above.
3. Sanipac Home Composting Program: Board member Sharon Kimble summarized information about Sanipac's program. Additional information is pending. Frank Gaddini, ETA Director of Operations and Facilities, noted ETA's current efforts in pest abatement.
4. Executive Session

### Announcements:

1. The next Board of Directors Business Meeting: Tuesday, July 11, 2017, in the Clubhouse at 6:30 PM
2. The next HOA Quarterly Meeting: Tuesday, July 25, 2017, in the Clubhouse at 7:00 PM

The meeting was adjourned at 8:20 PM.

JoAnn Wilson, Secretary [etasecretary@email.com](mailto:etasecretary@email.com)

## Looking Back Over May 2017 Facilities and Operations Report

Frank L. Gaddini, [etadirector@email.com](mailto:etadirector@email.com)

The most spectacular event of the month May was the burst of color throughout our property and the fragrance of wild roses, fir trees, and the earthy underbrush along the creek walkways. The preponderance of our maintenance tasks throughout the month was simple routine maintenance.

During the month of May, we managed and completed sixty-two (62) routine maintenance and repair jobs at Edgewood Townhouses. Our focus throughout the month was on preparing the Pool for its opening day. Our Pool Deck was scrubbed with chlorine, the chaise lounge chairs were sanitized, all hard surfaces were pressure washed, signage updated, and finally the water was heated to 86 degrees.

We also pressurized all of our forty-nine irrigation zones. We have nearly 2,600 irrigation sprinklers in the ground, and upon pressurizing the systems, we had only a few sprinkler that sustained damage from the December 14, 2017 Storm. We also installed two new irrigation control systems: one next to 17 Westbrook Way, and the other was next to 54 Westbrook Way. With these upgrades, and the upgrades we pursued over the past years, our irrigation system is highly efficient. For the most part, we only apply three minutes of water, twice a day, to our lawns.

At the beginning of the month, we completed a total renovation of the boardwalk and deck at 152 Brae Burn and a portion of the party wall between 152 and 148 Brae Burn. We also continued our routine maintenance on the grounds including pruning the new spring growth of our many shrubs and the continued cleanup of limbs, and debris from the December 14, 2016 Storm.

Many "thanks" to all the homeowners, who love to garden so much, that they helped weed some of our landscape beds along Brookside Drive and Westbrook Way. Sethra, we really appreciated your weeding efforts!

Since the beginning of the year, we have had a limited number of contract laborers. These are the college students we hire to perform much of the low skilled and semi-skilled work on our grounds and facilities. With the end of the academic year, and the beginning of summer, we know have four student, or contract laborers, on the job for the duration of the summer. Yuda, a new worker, is freshman at Lane Community College, is interested in computer gaming. Zain, a new worker, and a recent graduate from South Eugene High School, will be starting at the University of Oregon in the Fall. Jessie, a new worker, is a sophomore at UO and is majoring in Japanese with a goal of teaching and translating Japanese. Mario, a four year returning worker, is a graduate student at Oregon State University, currently tutoring student athletes in math and the sciences. Please welcome all of our new and one returning student workers.

## THINGS TO KNOW IN JULY AT EDGEWOOD TOWNEHOUSE

Below is a informational flyer advertizing Edgewood Townhouses to perspective buyers circa 1971.

# *Some answers you've wanted to hear.*

### **What is a townhouse?**

It is a single family residence that fully utilizes the lot on which it is built. It is not an apartment. It is not a duplex.

### **What are The Townhouses of Edgewood?**

They are an exciting group of townhouses set in a private park which is reserved for the exclusive use and enjoyment of you, your guests and your neighbors.

### **What is a private park?**

It is a dedicated area which will contain a swimming pool, neighborhood recreation building, natural stream with water falls, walks, private streets and private drives.

### **Who owns the private park?**

You and your neighbors through membership in your townhouse association.

What is the association?

It is a non-profit corporation formed to provide for the maintenance, preservation and the architectural control of the townhouses and the private park.

### **Am I automatically a member of the association?**

Yes. This comes with purchase of your

townhouse. You have one vote per home and this is transferable to a new owner should you want to sell your townhouse.

### **What do I get when I purchase my townhouse?**

You get ownership of your own home and the land under it, plus voting membership in the association and, thereby, joint ownership of the private park and its facilities.

Does the association assess the townhouse owners?

Yes. The current maximum monthly assessment is \$25. This may be increased not more than 4% per year by your Board of Directors. A larger increase would require a vote of the entire membership.

### **What do the association assessments do?**

They provide complete exterior maintenance of your own townhouse plus complete maintenance of the park, the pool, the recreation building and its facilities under the supervision of your salaried manager.

Can I do my own landscaping?

Yes. Your private court is for your self-expression and creativity. The other grounds are planned and established by Lloyd Bond and Associates, landscape architects.