

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

Nearly one year ago, on December 14th, 2016, history was made and will forever be remembered as legendary at Edgewood Townhouses. Even though it was an exciting traditional holiday season, everything about the month was unique. For most of us, the day began with two surprises: first, electric power throughout our area was out; and second, an early morning ice storm blanketed the entire south Willamette Valley with a glazing of ice that can only be described as “wickedly beautiful”. Curiously, the treetops were overladen with ice, while much of the ground was frost-free. The ice incased limbs and branches were beautifully picturesque; yet, overburdened and bending over with weight of several inches of ice, many came perilously crashing down. We were littered with branches, limbs, and fallen trees throughout our community. Westbrook Way had to be cleared of debris to permit vehicles to safely pass, and many of our front doors were inaccessible to enter or exit due to tree branches.

The December 14, 2016 Ice Storm consumed the lion’s share of our time and resources for most of the year 2017. And today, one year later, we can finally report that the last vestige of the storm’s aftermath has finally been completed this month. Tracking costs for repairs and cleanup, we can report that the ice storm consumed nearly \$89,800. Insurance has covered about 62% of our costs to date, while we wait for our last submitted claim to be processed. Practicing “cut-back management” and prioritizing our projects, we have been able to sustain our Association through a difficult, and unique, year.

Now, we certainly look forward to Fiscal Year (FY) 2018, where we plan to return to normal maintenance practices. To keep us moving forward, the Board of Directors have approved an increase our monthly assessment. The monthly assessment has increased \$12.00 per month for (FY) 2018. The monthly assessment will be \$332.00 per month beginning on January 1, 2017. Assessments are due on the first day of each month.

Homeowners who rely on their bank or credit union to send ETA a monthly assessment check should advise their bank or credit union as soon as possible of the new amount for FY 2018 payments. This will help avoid the annual confusion inherent with the transition to the new assessment rate and assure your assessment is paid by the first of the month.

We are a small, self-supporting, self-liquidating, volunteer homeowners’ association. Your and support and timely payment on the first day of the month is genuinely appreciated.

If you have any questions or concerns, you can contact me at 541.485-6102; or you may contact Michele Coney, our Treasurer, at 541.270-8736 or etatreasurer@email.com

One last note as we move into Winter. The water systems in your home are vulnerable to freeze damage, and as history has demonstrated, freezing temperatures coupled with occasional electric power outages have become typical experiences in our community. An important measure to take is to disconnect your hoses and store them away until warmer weather. Next, protect your exterior hose bibs or faucets. If you have not yet put a cover over those exterior faucets, do so right away to protect your water systems most vulnerable feature. Most local hardware stores sell exterior hose bibs or faucets for a few dollars – a small investment that can save you hundreds of dollars.

With that said, on behalf of the Board of Directors, have a Merry Christmas, Happy Hanukkah, fortuitous holiday season, and Happy New Year.

UPCOMING EVENTS

Holiday Barbeque

Potluck:

Sunday, December 3, 2017 at 5 pm in the Clubhouse

Next Regular Board

Business Meeting:

Tuesday, December 12, 2017 at 6.30 pm in the Clubhouse

Next HOA Quarterly

Open Forum Business Meeting:

Tuesday, January 23, 2018 at 7 pm in the Clubhouse

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**EDGEWOOD TOWNEHOUSE ASSOCIATION
BOARD OF DIRECTORS MONTHLY BUSINESS
MEETING**

Preserve – Restore – Maintain
Tuesday, November 14, 2017

Call to Order: The meeting was called to order at 6:30 p.m. **Board members present were:** Bruce Trafton, Darell Bidstrup, Michele Coney, Christine Donahue, Sharon Kimble, Michael Maulding, Don Pasquali, Jennifer Smith, and JoAnn Wilson. Frank Gaddini, ETA Director of Operations and Facilities, was absent. Two homeowners were in attendance.

Approval of Minutes: The Board unanimously approved the minutes of October 10, 2017.

Standing Reports:

1. Facility Report: Submitted
2. Treasurer's Report: Submitted
3. Website Coordinator: See Old Business below.
4. Swimming Pool: Closed
5. Clubhouse Coordinator: No report submitted
6. Hospitality Coordinator: Submitted
7. Welcome Coordinator: Submitted

Old Business:

1. Website Redevelopment: We registered and purchased the new site's domain name and signed-on with our new website host.
2. State Farm Insurance Review: Our local State Farm agent informed us that ETA's master policy deductible has been reduced from \$15K to its pre-ice storm level of \$10K. However, the rate increase will remain in effect. President Trafton will write multiple State Farm executives and other decision makers to try to overturn this decision. Additional insurance carriers will be contacted to see if we can obtain a more favorable policy.
3. Penalties for Parking in Front of a Garage Door: The Board continued its discussion of the need to eliminate parking in front of garages which is prohibited in the CC&R's. Towing offending cars was considered as a last resort. The Board also discussed painting curbs along the roadway to indicate "no parking." The issues were moved to the December 2017 meeting.
4. Business Meeting Format: The Board discussed various ways to include homeowner participation in the monthly business meetings. Options include short/timed presentations; shifting any comments to the end of the meeting, preceding the Executive Session; and continuing the current method of putting items on the agenda based upon input from the quarterly meetings and letters/emails received by the Board prior to business meetings. The Board was concerned about the effect any modification would have upon the length of the meetings, already about two hours.
5. Signage: A new sign at the Brae Burn and Brookside Drive corner, as well as a new sign on Westbrook Way near the Clubhouse directing visitors guests, and vendors to the Clubhouse and Pool are planned be installed by the end of the year.

New Business:

1. Waivers: Requests for realtor signs at 152 BB and 170 BSide were approved. The Board also considered and approved the following parking waivers: 16 WW, 2015 Subaru Forester, through December 31, 2017; 167 WW, Toyota Prius, through November 30, 2017; 145 WW, 2018 Subaru Forester, through November 30, 2017; and 117 WW, Forest River motorhome, to be parked in overflow parking through November 30, 2017. Darell Bidstrup shared some thoughts on possible refinements of the parking waiver policy and President Trafton read a homeowner letter outlining objections to homeowners using designated parking instead of parking in their garages. President Trafton went on to comment that the topic of parking has dominated Board discussions over the past year and interfered with progress on other issues the Board had prioritized. He stated "the Board needs to decide what more we're going to do about parking, if anything, and move on." The Board will take this up in the next meeting.
2. Residency Issues: President Trafton read a homeowner letter asking if temporary house "trades" were permissible. He also asked the Board to consider if Airbnb's constitute a "rental," since rentals are limited under Article XVI of the ETA By-Laws. As technology has developed, residency innovations have emerged as issues which the Board must soon examine.
3. Responding to Homeowners' Complaints on the Use of "Illegal" Memoria: President Trafton read a legal opinion from our attorney, Donald J. Churnside, regarding the legality of Memoria as a line-item in the ETA budget. Mr. Churnside wrote, "The Board is charged in Article IV, Section 2, of the CC&Rs to accumulate assessments, and to use those assessments exclusively to promote the recreation, health, safety, and welfare of the residents in the Association. It is well within the Board's authority to extend the Association's condolences as promoting the welfare of the residents." The Board then discussed the appropriateness of Memoria as an HOA expenditure, especially given current fiscal constraints. The topic was tabled for a subsequent meeting.
4. Preparing Notice(s) to Neighbor(s) About Cotermious Hazardous Trees: Owners of properties adjoining ETA with trees identified by a certified arborist as dead will be notified that any damages to ETA property from said trees will be on their insurance, not on ETA's.

Executive Session

Announcements:

1. ETA Holiday Potluck: Sunday, December 3, 2017, in the Clubhouse, time TBA. A flier will be distributed.
2. The next regularly scheduled Board of Directors Meeting: Tuesday, December 12, 2017, in the Clubhouse at 6:30 PM.

The meeting adjourned at 8:38 PM.

JoAnn Wilson, Secretary. Email: etasecretary@email.com

**EDGEWOOD TOWNEHOUSE ASSOCIATION
BOARD OF DIRECTORS ANNUAL OPEN FORUM BUSINESS
MEETING**

Preserve – Restore – Maintain
Tuesday, October 25, 2016

The 2017 ETA Annual Meeting was held at 7:00 PM on Tuesday, October 24, 2017, in the Clubhouse. Attendees included “a record crowd” of homeowners, members of the ETA Board, and the ETA Facilities & Operations Manager.

The Board’s President, Bruce Trafton, opened by acknowledging the ETA homeowners who volunteer in various roles for our community. Hospitality Coordinators Cindy Conley and Debbie Pasquali then entertained the many attendees with a short skit about the upcoming ETA potluck which will be held in the Clubhouse on Sunday, December 3, 2017. More information will follow soon.

The meeting was then opened up for questions and comments. They are summarized below:

- A homeowner distributed an outline of the earlier role of committees at ETA and advocated for greater use of committee use going forward.
- Another homeowner made suggestions for ways homeowners could assist with grounds maintenance and recovery [from last December’s ice-storm].
- A concerned homeowner asked about the master insurance policy with State Farm and what changes, if any, will affect individual policies using the same carrier. The Board has not yet received final information from State Farm on issues it raised but will inform homeowners once it knows. There was interest among attendees in holding an informational meeting with the agent, whether State Farm or another carrier, once full information is available and the best master policy option identified.
- A homeowner raised questions about several topics: 1) whether or not our treasurer and bookkeeper being the same individual might affect bonding; 2) use of CDs to cover insurance deductibles; 3) use of volunteer committees; and 4) potential changes in our master insurance policy and payment of our claims for losses suffered in the December 2016 ice storm.
- An attendee asked about the completed Edgewood Townhouse Association sign which has not yet been hung.
- A homeowner suggested a survey to identify the concerns/priorities of the ETA community (to include use of the pool). The homeowner also asked about 1) the Reserve Study (asserting that the current Reserve amount does not meet the recommended standard); and 2) records/plans of what’s been done or is anticipated in the future. ETA Facilities & Operations Manager Frank Gaddini replied that all records of work performed are in the files in the office, discussed in the monthly Board meetings, and summarized in the monthly *FYI*.
- A homeowner added her comments about landscaping and stated her position that given budget constraints, memorial flowers/contributions should be eliminated from the ETA budget.

The meeting closed with the announcement of the three individuals elected to serve 3-year terms on the Board. They were: Darell Bidstrup, Christine Donahue, and Bruce Trafton.

President Trafton adjourned the meeting at 8:30 PM
Homemade apple pie (bravo, Bruce!) and ice cream were provided as refreshments.

JoAnn Wilson, Secretary etasecretary@email.com

**Looking Back Over October 2017
Facilities and Operations Report**
Frank L. Gaddini,
etadirector@email.com

This report is a review of work performed in October 2017. October was in a word “gorgeous.” Crisper, cool days with plenty of sunshine marked our transition into autumn. Many of our trees were gently defoliating and we postponed activating our leaf management program until the end of the month.

October was moderately busy as we engaged in our seasonal transition towards winter. During the month, we were extremely productive recording and completing eighty-nine (89) jobs, and year-to-date, we have completed over 910 discrete jobs. During October, nearly 50% of our work was in Zone 6 (our northwest corner).

Much of our work was engaged in routine seasonal maintenance activities including winterizing our irrigation systems, the beginning of our leaf management program, and the cooling of the pool water sufficiently to place our thermo blanket over the pool water surface.

However, we also engaged in major improvement projects including the restoration of the patio walls at 143 Westbrook Way, exterior siding repairs at 140 and 148 Brae Burn; as well as re-roofing two flat roofs at 152 Brae Burn and 149 Westbrook Way.

The aftermath of installing sixty feet of new domestic water supply lines to 170 and 186 Brookside resulted in the removal of nearly thirty feet of a very mature Douglas Fir tree. The Douglas Fir was estimated to be around 100 years old. The root system inextricably intertwined around our domestic water supply lines and irrigation lines. The amputation of the tree’s root system rendered the tree unstable and to an inevitable death. Concern over the tree’s future and its potential to affect severe destruction to 170 and 186 Brookside, as well as 190 and 198 Brea Burn, the decision to abate the tree was made after inspection, and in consultation, with certified arborists.

