

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

With this Message from the Board, I would like to welcome everyone to the 2018 Pool Season. Our Pool is a multigenerational recreational facility serving homeowners and their guests of all ages. The Pool will open, weather permitting, on Friday June 15, 2018 and close on Sunday, September 23, 2018. This year's Pool Season is one hundred and one (101) days long. And since the Pool is open from 9 AM to 9 PM daily that is a total of one-thousand-and-two-hundred-and-twelve hours (1,212) of Pool time. *Let's get splashing!*

If you plan on using the Pool, please remember to complete and submit a Pool Use Form. The Pool Use Forms are available just outside of the Pool Entry Door. After reading the new form, sign it, keep one copy for your records (the yellow page), and submit the white page into the Clubhouse mailbox. Once we have your signed form, we will issue you the new code number to access the Pool.

Remember to sign in when you enter the Pool Deck. The Sign-In-Record is located at the entrance of the Pool Deck's Gate. The State of Oregon and the Lane County Board of Health requires us to keep records of pool users. For safety and security, it is important for us to know who and how many folks use the pool daily during the Pool Season.

Another important thing to remember is to never ever swim alone. This is a another State of Oregon Law, and it is intended to save lives. Always bring a friend if you plan on swimming. Any person fourteen (14) years of age or younger must be accompanied by an adult or a person who is at least eighteen (18) years old or older.

There are other rules that apply to the pool, and you can read them for yourself. The Pool Rules are posted in several locations on the Pool Deck and Shower Rooms at the Clubhouse, and of course, they are all stated in the Pool Use Form. All Pool users must follow all of the Pool Rules. But beside all the formal rules, please remember that the Pool is also a center to have fun, recreate, and socialize. It is a place where harmony, tranquility, and peace need to prevail. Please remember, the pool is a multigenerational recreational facility. Be respectful, tolerant, and understanding of your neighbor's peaceful enjoyment of the Pool too.

Visit us on the Web at: www.edgewoodtownhouseassociation.org

UPCOMING EVENTS

Next Regular Board of Directors Business Meeting:

Tuesday, June 12, 2018
at 6.30 pm in the
Clubhouse

First Friday:

Friday, June 1, 2018 in
the Clubhouse Starting
at 5:30 through 7:30.
Bring your favorite
beverage and a
favorite appetizer

Tea Time:

Wednesday, June 20,
2018 at 2 pm in the
Clubhouse

July Quarterly Open Forum Business Meeting:

Tuesday, July 24, 2018
at 7 pm in the
Clubhouse.

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EDGEWOOD TOWNEHOUSE ASSOCIATION

Board of Directors Monthly Business Meeting

Preserve – Restore – Maintain

Wednesday, May 16, 2018

Call to Order: The meeting was called to order at 6:30 p.m. Board members present were: Bruce Trafton, Darell Bidstrup, Christine Donahue, Sharon Kimble, Michael Maulding, Mary Ann Arnone, Don Pasquali, and JoAnn Wilson. Dan Goodlett was excused. Also present was Frank Gaddini, ETA Director of Operations and Facilities. Four homeowners were in attendance (1WW, 17WW, 27WW, 120WW).

Executive Officer Election: The Board unanimously elected Don Pasquali to fill the vacant treasurer position.

Announcement of Retirement of At-Large Board Member: After many years of service to the Board, Jennifer Smith has retired.

Appointment of New At-Large Board Member: Dan Goodlett has volunteered to fill the balance of Jennifer Smith's term on the Board. The appointment was unanimously approved by the Board

Approval of Minutes: The Board unanimously approved the minutes of April 10, 2018.

Standing Reports:

1. Facility Report: Submitted
2. Treasurer's Report: Submitted
3. Website Coordinator: See Old Business below.
4. Swimming Pool: Angie Call has agreed to be pool coordinator for the 2018 pool season
5. Clubhouse Coordinator: No report submitted
6. Hospitality Coordinator: No report submitted
7. Welcome Coordinator: Submitted

Old Business:

1. Website Redevelopment Update: Darell Bidstrup reported for vacationing ETA webmaster Dan Goodlett that the website is very close to completion.
2. Residency Issues/House Trades: Board members Darell Bidstrup and Sharon Kimble will draft a rule pertaining to house trades for consideration at the next Board meeting.
3. Bookkeeping Services: The bookkeeping firm *Accountants on the Go!* was selected by interview to perform bookkeeping services for ETA. The one-year contract specifies \$450/month for 10 hours/month. One bookkeeper has been assigned to ETA; if needed, a replacement will be assigned automatically. All bookkeeping work will be performed onsite.

New Business:

1. Reading of Homeowner Letters: President Trafton read a homeowner letter (155WW) about parking in designated parking. A second homeowner letter (27WW) was read about ETA By-Laws regarding filling Board and Board officer vacancies.
2. Waivers: 186 Brookside: Request to park a Kia Sorrento in designated parking from May 1, 2018, to April 30, 2019. Denied. 171WW: Request to park a Volvo station wagon by the Maintenance Shed until August 1, 2018. Denied. 35WW: Request to extend parking waiver until July 31, 2018, due to remodeling. Approved. 43WW: Request to park an orange Honda Element in designated parking effective immediately with no end date specified. Conditionally approved until June 30, 2018. 139WW: Request to park a red Toyota Prius in designated parking from May 15, 2018, to July 15, 2018, due to remodeling. Approved until July 31, 2018. 117WW: Request to park a Forester motorhome in overflow parking on variable trip dates to load and unload from June 15, 2018, to September 1, 2018. Approved.
3. Development/Teambuilding Retreat: The Board decided to participate in a two-hour no-host retreat on a Saturday in June to share future visions for the association. Frank Gaddini will identify possible Eugene locations. There will be no cost to the association.

4. Ram Jack Contract: Bruce Trafton and Frank Gaddini met with Ram Jack on April 30, 2018, to sign a contract for foundation repair on 117WW and 70BB. The total cost will be \$39,200 with a down payment of \$15,555 and monthly payments of \$1,970 for one year. The work will be performed in June.
5. Pool Season: Opening/Closing & Rule Review: The Board determined that pool season will be from Friday, June 15, 2018, to Sunday, September 23, 2018. The Board discussed possible ways to address the issue of homeowner complaints about rude/insulting/bullying behavior at the pool in prior years. Either an added pool rule or a stand-alone code of conduct were discussed. The Board will make a decision at the next meeting.
6. Changing CC&Rs: Discussion: The Board discussed changing the CC&Rs to allow for an annual increase in monthly homeowner dues of greater than 4.0% without a super majority vote of homeowners. The 4.0% was established in 1970 when the townhouses were new and few maintenance/repair expenses were incurred. Our infrastructure and landscaping are now 50+ years old. The cost of labor and materials has risen steadily and code requirements have changed. All this contributes to rising HOA expenses. Increasing the 4.0% cap on increases would enable ETA to more adequately meet its fiscal needs and avoid the need for any special assessments for now and into the future. The Board discussed various ways to make such a change less onerous such as capping any increase at 7%, phasing in the rate of change, and dedicating some of the increase to Reserve for a fixed period of time, perhaps 10 years. The Board also discussed how to involve the homeowners in discussions and decision making, e.g., a homeowner advisory committee. The Board will continue the discussion at its next meeting.
7. Offer of Used Piano for the Clubhouse: The Board discussed an offer from the homeowner (35WW) of a used upright piano for the Clubhouse. The homeowner offered to pay for delivery and tuning. After discussion of this generous offer, the Board decided to decline.

Announcements:

Get-together in the Club House: Friday, June 1, 2018, in the Clubhouse from 5:30 to 7:30 PM.

The next regularly scheduled Board of Directors Meeting: Tuesday, June 12, 2018, in the Clubhouse at 6:30 PM.

Pool season opens Friday, June 15, 2018, at 9:00 AM.

The next Quarterly Open-Forum Meeting: Tuesday, July 24, 2018, in the Clubhouse at 7:00 PM.

The meeting adjourned at 9:00 PM.

JoAnn Wilson, Secretary.

Email: etasecretary@email.com

EDGEWOOD TOWNEHOUSE ASSOCIATION

Board of Directors Quarterly Open Forum Business Meeting

Preserve – Restore – Maintain

Tuesday, April 24, 2018

The Association held its Second Quarterly Open Forum Business Meeting on April 24, 2018 at 7 PM in the Clubhouse. Thirty-two homeowners were in attendance at this meeting. The meeting began with a presentation by Kevin Reimer, of American Family Insurance. Kevin offered an overview of our Master Policy and answered questions from homeowners. He added that any homeowner may contact him for specific questions, issues, or concerns.

Our Business Meeting began when a homeowner expressed the need to address the outdoor area lighting regarding the four-pole tear-drop (FPTD) light standards. The homeowner stated that many of the FPTD light standard have failed lamps and projects, and in the homeowner's opinion, cast an image that our site is unkempt, especially during the night hours. The Facility Director acknowledged this observation and noted that three of the seven FPTD standards have been replaced. Lamps, transformers, capacitors, and starters for these forty-eight year old fixtures are virtually impossible to acquire. During the summer season the remaining four FPTD light standards will be replaced. The Association is removing these FPTD standards and replacing them our Single Globe Single Pole lights.

A homeowner noted ivy was growing up on trees and suggested he and other community members would help pull the ivy off the trees

A homeowner expressed discontent with the white Volvo continuously parked in the Overflow Parking Lot for over eighteen months. A Board member tried to explain that waivers are being filed and approved and monitored for a specific period of time. The vehicle's owner re-files for extensions of waivers that have been re-approved but monitored. The homeowner responded that, "they have to rent a garage off-site to store their truck." The Board member then tried to offer this homeowner a Parking Waiver Form for their truck.

Another concern expressed was over a homeowner's contractor who cleaned paint brushes over a driveway's groundwater collection basin that drains into Brae Burn Creek. Our Facility Director responded that contact with that contractor will be made immediately. This matter emerged into a discussion over supervision of contractors hired by homeowners to work in their townhouses. Our Facility Director agreed that some level of supervision over homeowner's personal contractors to ensure homeowner's personal projects do not jeopardize the electrical, plumbing, or structural integrity and safety of adjoining units. Our Facility Director noted that a protocol to assist in processing homeowners' personal remodeling projects and contractors has been developed as a model. The Association can have limited oversight to ensure adjoining neighbors' building security and safety. The Board will be reviewing these protocols over the next two or three meetings.

A homeowner expressed concern over lumber that is being stored on the north side of the Pool. Their concern was that this lumber is a potential fire hazard and should be addressed.

A homeowner announced that on Friday, June 1, 2018 a First Friday of the Month will be held at the Clubhouse. More information will be forthcoming.

Another homeowner asked that that prior to election of Board members, candidates should submit their resumes in the FYI for homeowners to review. Also, it was suggested that Board members appointed to complete the term of resigning members also include information about themselves in the FYI. And last, it was suggested that new homeowners be interviewed and this information be included in the FYI too.

*Submitted by Frank Gaddini and Mary Ann Arone
For JoAnn Wilson, Secretary*

Looking Back Over April 2018 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com

Looking back over the month of April, Edgewood Townehouses can be described as a month that was dripping with color. The month saw many gentle soaking rain showers. During April, most of our trees and shrubs bloomed in beautiful shades of green with color bursts throughout our rhododendrons and azaleas.

April, the fourth month of the year, is often considered the second month of spring in the northern hemisphere. The name *April* is rooted in the Latin *Aprilis* which is derived from the Latin *aperire* meaning "to open" – which could be a reference to the opening or blossoming of flowers and trees, a common occurrence throughout the month of April and especially at Edgewood Townehouses.

Rainfall did not slow down our maintenance, though. We recorded and completed sixty-one (61) maintenance and repair jobs in April. Our facility restoration project focused on completing restoration to the patio of 5 Westbrook Way, a Jamaica floor plan model that we began during the month of March. We rebuilt the flat roof's infrastructure and installed a single membrane roof sheet. The roof, which is over the kitchen, also had a new Trex deck installed. All of our work complied with current Eugene Municipal Building Codes. Most of the exterior siding was replaced, as well as all new gutters and downspouts installed, and a new safety code compliant handrail was fit into place.

Another facility restoration project was driven by a townhome sale. The new homeowner at 152 Brae Burn Drive discovered rot in the chimney chase while repairing the interior of their fireplace hearth. After inspecting the contact points of the chimney chase's exterior siding to the interior of the townhome, it became clear that water had leaked into the chimney chase and was the source of the damage. We assembled our contractor and deconstructed and disposed all damaged siding and restored the entire portion of the exterior chimney chase in accordance with current building code.

Of course, our lawns and weeds were growing at an astounding fast pace during the month. Our crew of two (2) student contract laborers could barely keep up with mowing, our rough areas along the creek, weed-eating, and mowing our cultivated lawns. The explosion of rapid growth overwhelmed us. During the month, we activated our lawn maintenance contractor with a new modified lawn maintenance contract. This year we cutback our lawn service maintenance contract from twenty-five (25) site visits last year to only eleven (11) site visits this year in 2018. This year's contract only includes mowing lawns, edging lawns, and blowing all hardscapes every other week. Our contract laborers will be mowing lawns in between the contractor visits.