

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, it is a pleasure to wish everyone a Happy and safe 4th of July. We also wish to extend our sincere welcome eight new homeowners to Edgewood Townhouses. Sue is our new homeowner in 152 Brae Burn. Paul and Susan are our new homeowners at 90 Brae Burn. Susan is our new homeowner at 16 Westbrook Way, and Mardi is our new homeowner at 141 Westbrook Way. Michael is our new homeowner at 170 Brookside Drive. Tabitha and Jackie are our newest homeowners at 43 and 113 Westbrook Way respectfully. For our seasoned homeowners, and our newest homeowners just joining 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-like setting, 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 10, 2018 at 6.30 pm in the Clubhouse

July Quarterly Open Forum Business Meeting:

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

ETA Tea:

Wednesday, July 18, 2018 at 2 pm in the Clubhouse

Ice Cream Social:

Sunday, August 5 at 2 pm in the Clubhouse

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EDGEWOOD TOWNEHOUSE ASSOCIATION

Board of Directors Monthly Business Meeting

Preserve – Restore – Maintain

Tuesday, June 12, 2017

Call to Order: The meeting was called to order at 6:35 PM

Board members present were: Bruce Trafton, Mary Ann Arnone, Darell Bidstrup, Christine Donahue, Don Goodlett, Sharon Kimble, Michael Maulding, Don Pasquali, and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Operations and Facilities. Thirteen homeowners were in attendance.

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

Standing Reports:

1. Facility Report: Submitted
2. Treasurer's Report: Submitted
3. Website Coordinator: See Old Business below.
4. Swimming Pool: 24 homeowners have signed up to use the pool thus far. The pool opens June 15, 2018.
5. Clubhouse Coordinator: No report submitted
6. Hospitality Coordinator: A Welcome New Neighbors event will be held in the Clubhouse on June 16, 2018, at 4:30.
7. Welcome Coordinator: No report submitted

Old Business:

1. Website Redevelopment Update: ETA webmaster and Board member Dan Goodlett reported that the website will be complete in about one more month.
2. Residency Issues/House Trades: Board members Darell Bidstrup and Sharon Kimble distributed information on house trades and asked Board members to review it before next month's Board meeting.
3. Meeting Financial Needs for the Future: CC&R Update: Bruce Trafton reviewed existing CC&R limits regarding raising annual homeowner dues. The current ceiling is 4%. Any greater increase requires the assent of homeowners, properly notified, and in accordance with the CCR. The Board, on its own, cannot vote to raise dues above that 4% limit. The process to bring this change to a vote will take time, study, and a great deal of homeowner involvement to fully examine the issue and develop a CC&R change that homeowners will agree is appropriate. Reasons mentioned by Board members to support an increase to the dues increase ceiling include: 1) portion dedicated to Reserves; 2) changes in building codes; 3) meeting increases in materials/supplies/labor; 4) rising insurance premiums; 5) change in buyer/seller sales patterns (e.g., building inspections prior to sale); 6) future planned repairs; 7) future development/new technologies; 8) enabling future Boards to meet HOA needs; 9) compliance issues (e.g., ADA); and 10) step/sidewalk/siding cost increases. As one Board member put it, this Board wants to stay future oriented, to keep ETA the place that people want to live. There will be concrete documents for discussion at next month's Board meeting.
4. Offer of Used Piano for the Clubhouse: The offer of a used piano for placement in the Clubhouse was reconsidered after being declined at last month's meeting. Some homeowners had sent emails to the Board in support of accepting the offer. They believe that a piano could enhance social interaction and that it could be accommodated in several Clubhouse locations. The homeowner has offered to pay the cost of transport and tuning and other homeowners have said they would contribute to any associated maintenance costs in the future. Security issues, continuing costs, and where to place the piano remained the concerns of some Board members. The final vote was 4/3/2 in favor of accepting the piano for the Clubhouse.

New Business:

1. Reading of Homeowner Letters: Vice President Christine Donahue read a homeowner letter (39 WW) about the denial of a request for a parking waiver. Several letters (27 WW, 120 WW, 139 WW, 140 BB, 183 WW) were read about the possibility of changing the CC&Rs to raise the ceiling on annual dues increases without a super-majority vote of the homeowners. The limit is currently set at 4%. Several of these homeowners expressed a preference in their emails for special assessments over changing the CC&R ceiling on annual dues increases. A homeowner (27 WW) wrote about a proposed pool code of conduct and deteriorated siding. Several emails were read from the homeowner (35 WW) who was offering to donate a piano for the Clubhouse. An email (139 WW) was read about contractor paint brush cleaning practices.
2. Waivers: 60 BB: Request to park a Toyota Corolla in designated parking from June 16, 2018 to June 30, 2018. Approved.
3. Pool Code of Conduct: The Board discussed the proposed pool conduct code. After some modifications, the unanimously approved version will be posted when the pool opens on June 15, 2018.
4. Request to Install Ductless Heat Pump and Piping on Common Ground: 160 WW: Frank Gaddini reviewed the history of establishing a policy on the installation of ductless heat pumps on common ground. After some discussion, focusing mostly on homeowner heating and cooling equipment already standing on common property, the homeowner's request for an installation waiver was approved by a vote of 6/2/1.
5. Interior Contractor Review: Frank Gaddini presented a draft document for homeowners to complete when they are planning *major* remodeling projects in order to ensure that electrical, plumbing, and engineering work is done properly and according to code and to encourage the use of qualified contractors. No action was taken due to the lateness of the hour.

Announcements:

1. Pool season opens Friday, June 15, 2018, at 9:00 AM.
2. The next regularly scheduled Board of Directors Meeting: Tuesday, July 10, 2018, in the Clubhouse at 6:30 PM.
3. The next Quarterly Open-Forum Meeting: Tuesday, July 24, 2018, in the Clubhouse at 7:00 PM.

The meeting adjourned at 9:30 PM.

JoAnn Wilson, Secretary etasecretary@email.com

*** *Below is a informational flyer advertizing Edgewood Townehouses to perspective buyers circa 1971* ***

**Looking Back Over May 2018
Facilities and Operations
Report**

Frank L. Gaddini,
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 ninety-nine (99) routine maintenance and repair jobs at Edgewood Townehouses. 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-three, of our forty-nine irrigation zones. The six irrigation zones that operate sprinklers along the Brookside and Brae Burn corner are still under repair. We have nearly 2,600 irrigation sprinklers in the ground.

The most significant work we completed was the correction of the two foundations at 117 Westbrook Way and 70 Brae Burn Drive. Each foundation was stabilized with helical piers that were driven down into the ground an average of twenty feet into bedrock.

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, for the duration of the summer. Yuda, a new worker, is sophomore at Lane Community College, is interested in computer gaming. Zain, is a sophomore at the University of Oregon pursuing architecture. Ben, is a sophomore at UO and is majoring in Theatre Arts and Acting. Niko is pursuing counseling studies. Please welcome all of student workers.

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.

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

What are The Townehouses 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 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 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.

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.

Am I automatically a member of the association?

Yes. This comes with purchase of your