

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

Serving as President of the Edgewood Townhouse

Association is an honor, a privilege, and a commitment of energy, responsibility, and time. Over the years, time passed so quickly, and it seems as if in the blink of an eye nine years have gone by. On 14 July 2009, I conducted my first Board Meeting as “acting interim” President. Unsure of what to expect, I walked into an adventure that has had a profound impact on my personal life, my professional relationships, and I hope, in extending the life of the Association.

While serving on the Board, I witnessed extraordinary growth and improvements in our facilities, ground, and governance, and I am proud and satisfied with the progress we have made.

It has been an honor to work alongside a great team of eight exceptional Board members and a great facility director, Frank Gaddini, to accomplish our goals. The past nine years have taught me more about life, human relationships, and business management than I could have ever hoped. I want to thank everyone at Edgewood Townhouses for allowing me the opportunity to gain insight into the management of a homeowner's association and for the support which has lead me to become a stronger person.

As I look back after all these years, I feel that my contributions, commitment, and time have met their limit. So, as of July 14, 2018, after nine years as your President, I have decided to step down and retire from the Board to pursue other new adventures in my journey through life.

Sharing these thoughts with you will be last official task as President and my last *Message From the Board*. It has been an honor and a privilege to serve all of you.

Sincerely,

Robert “Bruce” Trafton
President Emeritus

UPCOMING EVENTS

July Quarterly Open Forum Business Meeting:

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

Next Regular Board of Directors Business Meeting:

Tuesday, August 14, 2018 at 6.30 pm in the Clubhouse

ETA Tea:

Wednesday, August 15, 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

Wednesday, July 10, 2018

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

Board members present were: Bruce Trafton, Mary Ann Arnone, Darell Bidstrup, Dan Goodlett, Sharon Kimble, Michael Maulding, and JoAnn Wilson. Christine Donahue and Don Pasquali were excused. Also present was Frank Gaddini, ETA Director of Operations and Facilities. Four homeowners were in attendance (1, 5, 27, and 100 WW).

Approval of Minutes: The Board unanimously approved the minutes of June 12, 2018.

Standing Reports:

1. Facility Report: Submitted
2. Treasurer's Report: Submitted
3. Swimming Pool: 53 homeowners have signed up to use the pool thus far.
4. Clubhouse Coordinator: No report submitted
5. Hospitality Coordinator: An ice cream social is scheduled for Sunday, August 4th, from 2:00-4:00 at the Clubhouse.
6. Welcome Coordinator: Report pending.

Old Business:

1. Website Redevelopment Update: ETA webmaster and Board member Dan Goodlett reported that the website will be complete next month.

2. Residency Issues—House Trades and Vacation Rentals: Board members Darell Bidstrup and Sharon Kimble distributed a draft guideline on house trades: **A) House Trade** (or exchange) is *not* a vacation rental (e.g., Airbnb) or a rental. It is a temporary exchange of a home with another homeowner. The Board discussed the draft and approved it unanimously with minor clarifications. Homeowners who wish to do such an exchange should follow a "home exchange checklist" which includes sharing basic information with their guest(s), their neighbors, and the Board. **B) Vacation Rentals:** The Board also discussed popular vacation rental options such as Airbnb, VRBO, and HomeAway and unanimously adopted a rule *prohibiting* them, effective immediately.

Meeting Financial Needs for the Future: President Trafton briefly summarized the legal opinion received from our attorney, Don Churnside, regarding the Board's powers and obligations with regard to the annual assessment as contained in the CC&Rs (See: Article IV, Section 3; Article IV, Section 4; and Article VII, Section 3). Frank Gaddini spoke about the upcoming budget development process both for FY 2019 as well as more long-range planning. Frank will bring information to the August business meeting prioritizing projects we really need to accomplish and estimated projected costs for next year and into the future. There has been some speculation in the ETA community about what Board actions will be taken regarding HODs and ETA's budget. Frank Gaddini noted that the speculation is nothing more than that; no decisions have been made nor can any action be taken that exceeds current CC&R limitations without the required vote of the homeowners. Thus far, the Board's discussions on this topic are brainstorming. No decisions have been reached nor will they be until the Board examines the relevant information and its options. To assist in this process, a budget committee with members outside the Board will be utilized to provide advisory recommendations to the Board.

3. Interior Contractor Review: The Board reviewed the document prepared by Frank Gaddini for homeowners to complete when they are planning *major* remodeling projects in order to ensure that electrical, plumbing, and engineering work is performed according to code and to *encourage* the use of qualified contractors. The role of the HOA in such homeowner changes is to assist the homeowners, not to control them. Frank Gaddini will work with the homeowners.

New Business:

1. Reading of Homeowner Letters: A homeowner (155WW) wrote about the Board's approval of a waiver to place a ductless heat pump and piping (160WW) on common property. After receiving information about why the Board had the authority to approve such a request, the homeowner expressed disagreement with the Board's decision. A homeowner (139WW) wrote the Board about raising the CC&R ceiling of 4% for HOD increases without homeowner approval, expressing support for the change only on the condition that some of any 4%+ increase would be designated for landscape maintenance. A third homeowner (27WW) wrote requesting ETA financial information. Finally, a homeowner (133WW) wrote suggesting a possible person to speak on disaster preparedness either before the Board at one of its business meetings or at an ETA Quarterly meeting.
2. Waivers: 160WW: Request to park a 2017 Ford F100 in designated parking from July 10, 2018 to July 31, 2018. Approved. 167WW: Request to park a Toyota Tacoma in designated parking from June 28, 2018 to July 31, 2018. Approved. 171WW: Request to park a VW EuroVan in the lot by the Maintenance Shed, intermittently, from July 10, 2018 to September 30, 2018. Approved. 35WW: Request to extend the parking waiver for a blue Prius through September 30, 2018, due to interior construction. Approved.
3. Common Ground Violations: Bruce Trafton noted that instances of homeowners planting in common areas in front of their townhouses are increasing. This is prohibited by the CC&Rs, Article IX, Section 8. Frank Gaddini will speak with the homeowners and there will be a reminder to the community in the FYI.

Announcements:

1. The next Quarterly Open-Forum Meeting: Tuesday, July 24, 2018, in the Clubhouse at 7:00 PM.
2. The next regularly scheduled Board of Directors Meeting: Tuesday, August 14, 2018, in the Clubhouse at 6:30 PM.
3. President's Announcement: President Bruce Trafton announced that he was retiring from the Board effective at the close of this meeting. He has served as Board president for nine years and will be much missed. We appreciate his many contributions but celebrate with Bruce his ability to pursue in earnest his many interests and already planned adventures.

Executive Session

The meeting adjourned at 9:30 PM.

JoAnn Wilson, Secretary Email: etasecretary@email.com

THINGS TO KNOW, LEARN, AND REMEMBER IN JULY:

JULY TOWNHALL MEETING

Tuesday, July 24, 2018 is our third Quarterly Meeting of the year. Our Quarterly Meetings are "Open Forum" where any homeowner wishing to expound and share their thoughts is respectfully given the floor and time to do so.

YELLOW JACKET ACTIVITY

Yellow jacket is the common name in North America for predatory wasps. They can be identified by their distinctive yellow and black markings. Yellow jackets are social hunters living in colonies containing workers, queens, and males (drones). The colonies often in holes that are under the ground or hollowed out logs.

All yellow jackets are capable of stinging. Yellow Jackets have lance-like stingers with small barbs, and typically sting repeatedly, though occasionally a stinger becomes lodged and pulls free of the wasp's body; the venom like most bees and wasp venoms, is primarily only dangerous to humans.

Please be alert as you walk around the grounds. If you observe colonies of yellow jackets contact Frank or Bruce and notify them of the location.

POOL CODE SECURITY

To ensure safety and security, please keep the Pool Door Code confidential and only within the circle of your family.

Trespassers accessing the Pool will be prosecuted under all applicable state and municipal laws. Please do not breach our Pool safety and security and give the Pool Door Code to persons non-affiliated with Edgewood Townhouse owners.

POOL HEALTH

To help us maintain a consistently safe, and healthy Pool, please follow the following practices:

- 1) Always sign-in on days that you enter the Pool.
- 2) Always take a cleansing shower before entering the Pool.
- 3) Please do not relieve yourself in the Pool. Swimmers who are *not* toilet trained, or struggle with incontinency, *must* wear swim diapers
- 4) Limit Pool occupancy to less than 31 persons in the Pool at the same time.

Looking Back Over June 2018 Facilities and Operations Report

Frank L. Gaddini,
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June was a beautiful month in our lovely community. The weather was perfect and dry with abundant sunshine and several days of 80 degree temperatures. June 2018 was also a very productive month for facility and grounds maintenance recording eighty-six (86) jobs at Edgewood Townhouses. As we draw closure to the first half of our year, we completed and recorded five-hundred-and-fourty-nine (549) jobs between January through the end June 2018.

During the month of June, we focused on our continued efforts at updating our irrigation systems. We resolved an on-going problem with two irrigation valves at the corner of Brae Burn and Brookside by stringing surface electric control lines to the valves. We also completed irrigation piping and sprinkler updates at the front of 24 Westbrook Way.

Towards the end of the month, we began the deconstruction of our four post teardrop light standards and began the preparation for updating the electric service line and new single pole, single globe light fixtures to replace the aging four post teardrop light standards.

Although it is summer, this may also be a good time for you to think about servicing your heat systems. If you use natural gas in your townhouse, now is a perfect time to check all of the valves and electronic ignition features of your furnace or fireplace. Call a qualified service company or Northwest Natural for an inspection – you'll feel warmer and you'll be safe. If you have an electric heat pump, check your filters and change them before the cold returns.

Visit us on the Web at
www.edgewoodtownhouseassociation.org