

The FYI

A Private Residential Community

Newsletter for the Edgewood Townhouse Association

MESSAGE FROM THE BOARD

Preserve. Restore. Maintain.

Christine Donahue,

President, Edgewood Townhouse Association etapresident@email.com

The pool has opened and the weather has been very cooperative. You may have noticed the construction activity at the pool entrance as work was done to meet safety requirements before opening the pool. Many thanks to Angie Call for serving as Pool Coordinator for the 2019 season.

The Edgewood Safety Committee has been very busy researching and attending training and information sessions and now has scheduled a meeting for all of us at 7 pm on June 27 at the Clubhouse. Thank you Ilana Sophia and Ingrid Wendt for your leadership on this important community issue.

2019 marks the 50th anniversaries of two significant local non-profit organizations in Eugene: the Eugene Saturday Market and the Oregon Country Fair. These home-grown groups have made significant contributions to local arts, cultural, and educational programs. Two years ago the Eugene Symphony also celebrated its 50th anniversary. And Eugene has almost doubled in size in the last 50 to 60 years!

Here at Edgewood, our 50-year anniversary is officially in 2020 and this year marks 50 years since the design and permitting process began. The history of Edgewood is interesting to review.

Edgewood Townhouses was designed by the award-winning Lutes and Amundsen, Architects and Community Planners. Donald Lutes, a 1950 UO School of Architecture graduate, began his practice in Springfield. His business partner, John M. Amundsen Jr., also a graduate of UO School of Architecture, taught Architecture and Planning at the UO. These two architects became the first practice in Oregon to combine architecture and urban planning. Their vision was to build single-family residences, fully utilizing the lot on which they are built — not apartments, not duplexes — but townhouses. In addition to this goal, they envisioned the townhouses in a private park-like setting. The private park would include a swimming pool, a community building, private streets, driveways, and walkways with natural streams and waterfalls. Lutes and Amundsen teamed with Breeden Brothers Home Builders and landscape architects Lloyd Bond and Associates. It is my understanding that Edgewood was the first Planned Unit Development (PUD) in Oregon. Some of our neighbors have lived here a long time and know a lot of the Edgewood history.

Our homes are privately owned townhouses in a private park that belongs to all of us. We each own our townhouse and the land under it. And collectively we all own our nearly 12-acre park and all its facilities. We each create our own living environments within our homes and patios. However, the exteriors of the buildings and the grounds belong to all of us and are maintained to retain and preserve the natural character and design of the original plan.

Your Board is committed to “Preserve, Restore, Maintain” and to be good stewards of our land and buildings. Happy summer to all!

UPCOMING EVENTS

Next Regular Board of Directors Business Meeting:

Tuesday, July 9, 2019
at 6.30 pm in the Clubhouse

July Quarterly Open Forum Business Meeting:

Tuesday, July 23, 2019
at 7 pm in the Clubhouse.

Pool Party and Potluck:

Sunday, June 23, 2019
from 2-5 p.m.

Edgewood Safety Committee Meeting:

Tuesday, June 25, 2019
at 7 p.m. in the Clubhouse
All Residents Welcome

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

Preserve – Restore – Maintain

June 11, 2019

Call to Order: The meeting was called to order at 6:30 PM.

Board members present were: Christine Donahue, Mary Ann Arnone, Sharon Kimble, Michael Maulding, Aggie Picard, and JoAnn Wilson. Darell Bidstrup, Don Goodlett, and Merryn Gregory were excused. Also present was Frank Gaddini, ETA Director of Facilities and Operations. One homeowner was in attendance.

Approval of Minutes: The minutes of April 23, 2019, were approved by all Board members attending. The minutes of April 30, 2019, and May 14, 2019, were approved by all Board members attending except Christine Donahue who abstained since she had been excused from the two meetings.

Financial Report: President Christine Donahue reported that \$56,000 has been collected thus far on the 2019 special assessment. She also reported that no homeowner dues are currently late.

Coordinator Reports:

- Website coordinator: None submitted
- Swimming Pool: The pool will open at 9:00 AM on Friday, June 14, 2019.
- Clubhouse Coordinator: None submitted
- Hospitality Coordinator: Debbie Pasquali has distributed a flyer announcing a Pool Party and Potluck on Sunday, June 23, 2019, from 2:00-5:00 PM.
- Welcome Coordinator: The information packets and gift bags are ready for distribution to new homeowners. The cost of each gift bag is about \$6.00. There are currently seven new residents.

Committee Reports:

- Budget: Frank Gaddini will begin meeting with Connie Hirsch in June (mornings) to look at the must-do budget items. Treasurer Dan Goodlett is unavailable in June but will attend all budget meetings thereafter. Board members are invited to sit in. Subsequent meetings will use the previously developed six-year plan to lay preliminary groundwork for a special assessment next year should the Board choose to present one to the homeowners.
- Fire Prevention/Creek and Grounds Clearing: Board member Mary Ann Arnone mentioned the emailed report received from the Upper Willamette Soil and Water Conservation District. It is a summary of findings and recommendations after the Brae Burn Creek walk held on May 23, 2019. The summary will be distributed to homeowners at the July Quarterly Meeting.
- Emergency Preparedness: Committee Board liaison Aggie Picard said that safety captains have been identified for all 10 ETA driveways. There will be a

meeting with the captains on Wednesday, June 19, 2019, at 7:00 PM in the Clubhouse. A general meeting on Fire Prevention and Winter Storm Preparedness is scheduled for Tuesday, June 25, 2019, at 7:00 in the Clubhouse. All residents are encouraged to attend.

Facility Report: Submitted

Old Business:

1. **Board Committee on Best Practices in Bidding: Update**— Committee member Mary Ann Arnone reported that the Committee has met several times. She gave a handout to Board members summarizing the Committee's research to date. Committee members have identified the following components of the bidding process: 1) Threshold; 2) Timeline; 3) Contractor Qualification List; 4) Number of Bids; 5) Scope of Work; and 6) Evaluation of Bids. The Committee will continue to research the topic and present recommendations to the Board in the future for discussion.
2. **ETA Directory Update: Discussion**—Frank Gaddini passed out an Emergency Contact Information form that is given to new homeowners. It could serve as a basis for the ETA census the Board is considering. Board members discussed the various needs for personal homeowner information, the security requirements, and the fact that no information should be distributed without express homeowner consent. The ETA Directory, usually updated in July, will be delayed for further discussion. The Board will continue to discuss the topic at its July 2019 business meeting.
3. **2019 Special Assessment: Project Updates**—Frank Gaddini reported that work on the three carpentry jobs funded by the assessment will begin on June 12, 2019. The work includes 20 feet of wall sheathing. Regarding the masonry projects, Frank is still looking at one or two contractors and will be meeting with them. Finally, cost of the concrete work at 198BB will be less than budgeted in the assessment. Any savings will be used for needed projects identified by the Board, probably in the same project category. In this instance, funding some curb cuts for the convenience of disabled persons has been suggested by several Board members.
4. **FY2020 Budget Update:** See preceding Budget Committee Report.

New Business:

1. **Waivers:** No waivers were received.
2. **Request for Exception to Rental Policy:** The homeowners at 163WW request that a general approval of a request to rent is given without providing the specific information required in the Request for Rental or Lease of Townhouse form. The Board unanimously agreed that once the homeowners complete the form in its entirety and agree to abide by ETA's By-Laws and Rules regarding the rental of their unit, the request will be approved.

Announcements:

1. The next regularly scheduled Board of Directors Business Meeting: Tuesday, July 9, 2019, in the Clubhouse at 6:30 PM.

2. The next HOA Quarterly Open-Forum Meeting: Tuesday, July 23, 2019, at 7:00 PM in the Clubhouse

Adjournment: The meeting was adjourned at 8:35 PM.

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

Looking Back Over May 2019 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com

May was a month of bursting splashes of color throughout our property and fragrances of wild roses, fir trees, and the earthy underbrush wafting along the creek walkways. It was a wonderful month speckled with soft misty rains and a few micro-burst of drenching rain. Curiously, the lion's share of our maintenance focused on the February 25 snow storm which was only ninety days past. And we are still cleaning up!



During the month of May, we managed and completed ninety-one (91) routine maintenance and repair jobs. Our attention throughout the month was on preparing the pool for its opening day. Our Pool Deck was scrubbed with chlorine, new chaise lounge chairs were set up, and the cover over the pool came off. We also deconstructed the pool entrance door walls, removed the old men's and women's bathroom doors, and excavated a portion of our concrete walkway to make way for a new underground natural gas supply line to the pool's heaters and furnace. Our old natural gas supply line manifested significant rust over its nearly fifty years of service, and for the sake of safety the line was replaced as preventative maintenance.

We also pressurized all of our forty-nine irrigation zones. We have two zones that are not working properly, and we plan to focus on replacing the valves controlling these two zones. We have nearly 2,600 irrigation sprinklers in the ground, and at the beginning of the irrigation season we always have quite a few adjustments. We performed six underground irrigation breaks during the month and replaced 10 sprinklers.

Volunteers were also out working during May. A few ambitious homeowners helped with weeding along Westbrook Way, and another homeowner dedicated several hours with a chainsaw clearing volunteer saplings and dead limbs along the east end of Brae Burn Creek. The creek clearing generated over twenty yards of debris which was collected and disposed off site.

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 now have five student, or contract laborers, for the duration of the summer. Yuda, a sophomore at

Lane Community College, is pursuing his Associates degree in computer gaming programming. Zain is a sophomore at the University of Oregon pursuing architecture. Ben is a sophomore at UO and is in Environmental Studies. At the pool this year, Kaitlyn and Isabel, a high school sophomore, and a UO upper-class woman respectively, will be recording water samples,, vacuuming the pool, and washing the deck down. These two young ladies are also residents of Edgewood Townhouses.

As we move forward, we will be continuing hazardous limb removal left behind by the February 25, 2019 snow storm and the removal of nine currently standing dead trees.

GOOD TO KNOW INFORMATION FOR RESIDENTS

Pool Code Security

To ensure safety and security, please keep the Pool Door Code confidential and within only the circle of your family. Trespassers accessing the pool will be prosecuted under all applicable and municipal laws. Please do not breach our pool safety and security by giving the Pool Door Code to persons not affiliated with Edgewood Townhouse owners.

What's So Smart About Living at the Edgewood Townhouse Association?

There are many positive reasons for living in the Edgewood Townhouse Association homes. Two reasons stand out. First, our homes are great investments, and second, our neighbors are the most amicable and friendly people in all of Eugene. Our community is coveted by many for these two simple reasons. We share a sense of security, managed common property like our park-like setting, common recreational amenities, and facility maintenance services. We work very hard as a community to protect our amenities, and we have committed ourselves to invest in facility improvements which contribute to the benefit of all our properties. We clearly share a "sense of community" and contribute in the governance which helps stabilize our property values.

Another features that make our property successful is that we are one-hundred percent owner occupied. There are currently no rented or leased townhomes in our Association, although our CCRs have a provision for limited rental or leased units. Of course, our Association prohibits Airbnb and other forms of short-term rentals as a measure to protect property values and preserve our residential peaceful enjoyment of our community

Being a member of the Edgewood Townhouse Association is a very smart choice!

Volunteers Needed! Can you be on call once a month?

We are looking for a few good walkers to help once a month as needed for about an hour with delivery of the FYI. We have residents who willingly help, but they are not always available. The duties would involve home deliver to shared ETA distribution areas. Interested? Details contact Frank Gaddini.