

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

Signs of spring are all around as trees and shrubs show buds, and flowering plants are showing their beauty. Our daylight hours are longer, and spring officially arrives on March 20th this year. March is also when we celebrate St. Patrick's Day on the 17th. Wear your green!

The ETA officers will discuss changes to our meeting schedule, Clubhouse use, etc., that will help our ETA community resist the spread of the Coronavirus.

You may have noticed that a lot of work is happening on our grounds. Overgrown brush, brambles, and ground cover plants have been cleaned up and many shrubs are being pruned. In addition some new shrubs have been planted. We are very fortunate to have these nearly 12 beautiful acres for our homes.

The Board of Directors is quite concerned that pest control (rats) is costing ETA \$1,000 every month! Our ongoing rat problem continues primarily due to human activity. People are feeding the wildlife, and the animal feed scattered on the ground and falling from feeders is attracting rats, plain and simple. Bird feeders are messy and very attractive to rats. It is a disservice to the wildlife to make them dependent on humans for food rather than to use their natural instincts to forage. Another feasting opportunity for rats is open composting. The bottom line here is that everyone needs to do their part to get rid of the rats so ETA can stop paying \$1,000 a month on pest control. So please....

BE A GOOD NEIGHBOR!! DO NOT FEED THE WILDLIFE!! NO OPEN COMPOSTING!! HELP GET RID OF RATS AT ETA!!

On a different topic, as everyone knows, we are in a national public health emergency. People over 60 are at high risk, especially those with respiratory and heart diseases and those with compromised immune systems. The ETA officers will discuss changes to our meeting schedule, Clubhouse use, etc., that will help our ETA community resist the spread of the Coronavirus. For more local information about COVID-19 see the Lane County Public Health website:

<https://lanecounty.org/cms/>.

As of this writing, there are no reported cases in Lane County (which is the size of Connecticut). We all need to take good care of ourselves and loved ones and to stay personally informed about this crisis.

UPCOMING EVENTS

All meetings begin at 6:30 PM in the Clubhouse unless otherwise stated

Next Regular Board of Directors Business Meeting:

Tuesday, April 14, 2020

Next HOA Quarterly Open Forum Business Meeting:

Tuesday, April 28, 2020 at 7 PM

The date for the ETA Golden 50th Anniversary Celebration is Saturday, July 11, 2020

CONTENTS

Message from the Board

March Board Business Meeting Minutes

Facilities and Operations Report

Good to Know Information for Homeowners

Monthly Checking Activity

Sharon Kimble, Editor
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**EDGEWOOD TOWNEHOUSE ASSOCIATION
BOARD OF DIRECTORS MONTHLY BUSINESS
MEETING**

Preserve – Restore – Maintain
March 10, 2020

Call to Order: Board President Christine Donahue called the meeting to order at 6:32 PM. Board members present were: Christine Donahue, Darell Bidstrup, Sheila Dorsey, Sharon Kimble, and JoAnn Wilson. Dan Goodlett, Merryn Gregory, Larry Kenton, and Michael Maulding were excused. Also present was Frank Gaddini, ETA Director of Facilities and Operations. No homeowners attended.

Approval of Minutes: The minutes of January 28, 2020, were approved. The minutes of February 11, 2020, were approved as amended.

Financial Report: Pending. Treasurer Dan Goodlett was absent due to illness.

ETA Safety Committee Report: None submitted

Coordinator Reports:

- Website coordinator: None submitted
- Swimming Pool: Closed
- Clubhouse Coordinator: None submitted
- Welcome Coordinator: Bruce Trafton reported that he has met in the Clubhouse, by appointment, with the new homeowners at 11 WW, 27 WW, and 43 WW. At new homeowner appointments, Bruce shares printed information, talks about life at Edgewood, and answers homeowner questions. Homeowners are given a business card so they can contact Bruce with any question that may arise in the future. As a retired Board president, Bruce is uniquely suited to fill this role. Thank you, Bruce!

Facility Report: Submitted. Board member JoAnn Wilson suggested to Frank Gaddini that the regular cleaning of the Clubhouse include sanitizing commonly touched surfaces to help control the spread of coronavirus and that hand sanitizer be made available for users of the Clubhouse. Frank agreed to institute these precautions.

Educational Minute: Frank Gaddini went over some guidelines for successful boards. Such boards consist of members who fully understand that their role is rooted in their fiducial responsibility. In short, they are making decisions for the benefit of everyone in the association, not for themselves or any particular individual(s). At a future meeting, Frank will bring some sample oaths that the Board can consider administering to its members.

Old Business:

1. **FY 2020 Goal Setting:** The Board members attending reached consensus on adopting the following FY 2020 Board Goals: (1) Prepare for ETA future management/business continuity; (2) Engage a landscape consultant for landscape renovation; and (3) Update/enhance the ETA website. The Board decided to defer discussion of an action plan to accomplish the goals until all Board members are present.
2. **FY 2019 and 2020 Special Assessment Projects Update:** Frank Gaddini reported that no contractor has been selected for the remaining FY 2019 Chimney Repair Project. We are currently interviewing masonry contractors. Regarding the FY 2020 Special Assessment, we are currently engaged in the carpentry repairs that were identified.
3. **Poolside Bench:** Frank Gaddini showed the Board several benches that would be appropriate for the location. He had hoped to find a back-to-back bench but none was available at a reasonable cost. After reviewing the options, the Board directed Frank to purchase an 8' heavy-duty park bench with recycle plastic slats and steel frame sold by OCC Outdoors.
4. **Fidelity Bond Update:** Frank Gaddini reported to the Board that he had contacted Kevin Reimer, ETA's insurance agent, asking if ETA is in compliance with the new Oregon law requiring certain homeowner associations and all condominium associations to carry fidelity bond coverage (ORS 94.675). Mr. Reimer is researching the question.

New Business

1. **Waivers:** None was submitted.
2. **Clubhouse Usage:** The Board discussed the necessity of homeowners completing the application form to use the Clubhouse for all events, whether one-time or recurring. The application must be accompanied by a \$50 check which is returned if no expenses are incurred by the association. The Board asked Frank to post a reminder notice at the front door to the Clubhouse.
3. **Rat Control:** Frank Gaddini reported to the Board that a problem with rats in one of the buildings has been eradicated. The problem was due to a homeowner (1) having seed-style birdfeeders and (2) doing open composting. Homeowners are asked not to feed any wildlife. Furthermore, open composting is prohibited at Edgewood. The association has spent approximately \$2,000 in the first two months of FY 2020 to control rats. Please help us keep these costs, and pests, to a minimum.
4. **Creek Cleaning:** Frank Gaddini is developing an action plan to clean/clear the creek. He intends to clear

one section of the creek at a time using contract labor and volunteers. He will start doing small sections on Saturdays from 10:00 AM to 2:00 PM. He will be targeting the "ladder fuel" that poses a high risk during wild fires, e.g., limbs up to 10-12 feet in length.

Announcements: *(Please note: These events are subject to change due to the coronavirus outbreak in Oregon.)*

1. The next regularly scheduled Board of Directors Business Meeting: Tuesday, April 14, 2020, in the Clubhouse at 6:30 PM
2. The next HOA Quarterly Open-Forum Meeting: Tuesday April 28, 2020, in the Clubhouse at 7:00 PM

Adjournment: The meeting was adjourned at 8:38 PM.

Executive Session

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

Looking Back Over February 2020 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com

This report is a review of facility and grounds work performed in February 2020. February can only be described as normal as normal can be as we leaped toward spring and contend with the current flu season we are globally experiencing. As you know, the Board has decided to close the Clubhouse through the end of April.

Temperatures during the month were relatively normal for the season; sunlight was increasing minutes each day. Rainfall during the month was only one and one-half inches for the entire month, well below the normal five inch average for our area. Interestingly the lion's share of that rain occurred on February 15th when several micro-bursts of rain pelted us on that day.

During the month we recorded and completed one hundred-twenty-four (124) jobs. The most notable work was the emergency repair of the roof at 87 Westbrook Way. We were able to organize quickly and replaced the exterior flat roof with a single membrane vinyl roof, and we repaired the interior ceiling in the kitchen which became saturated from the leak.

Other significant work was the beginning of our 2020 Special Assessment projects. Our first job was the replacement of the party patio walls at 67 Westbrook Way. We deconstructed, disposed, and replace the walls with new materials in three days. At 57, 133, and 179 Westbrook Way, we replaced the passageway doors between the garage and patio areas, which delaminated, with new fiberglass doors.

On our grounds, we began our new annual landscaping program with Medallion Landscaping. Medallion Landscaping, in association with our Contract Laborers have been focusing on cleanup and restoration projects throughout our community.

We completed Phase Two and Three of our Annual Roof and Gutter Cleaning Project. Sixty-six (66) roofs were cleaned and sprayed with moss control agent to prevent moss build-up on the roofs. The agent is a white powder made from a salt-type material, so any that falls in patios can be simply washed off. Also, each roof was inspected to assure serviceability and to identify areas of concern. In general, our roofs are performing well, and we look forward to addressing the planned roof repairs and replacements as weather conditions permits.

Last, we struggled with a wicked rat infestation at three different homes. Please, please, please discontinue feeding the wildlife and staging composting piles. The source of each of these infestations has been bird seed feeders (not humming bird feeders) and composting piles. The common wildlife creatures in our area (birds, turkeys, and deer) have plenty of natural sources of food. The wildlife does not need the supplements well-intentioned folks leave out for them. Also, composting food and vegetation piles serve as a buffet to the crawling creatures that seek easy food sources. Abating rats has become very costly and very unnerving for the homeowners subject to these invasive pests. Please consider the intrinsic and financial costs to abate rats.

Stay safe, stay healthy, and follow all the precautions to prevent the spread of the flu.

GOOD TO KNOW INFORMATION FOR HOMEOWNERS

A Word About Coronavirus

People's daily activities are being disrupted throughout the U.S. and the world due to the rapid spread of the coronavirus. The Board is following the recommendations of national, state, and local officials and will follow public health recommendations in order to protect the safety of all Edgewood residents. Consequently, our regularly scheduled monthly and quarterly meetings may be affected. The Board is currently looking at the feasibility of teleconferencing should it become necessary to conduct business while also remaining in our homes in order to minimize social contact. We will keep you updated on any changes in the schedule and/or format of meetings.