

The FYI

A Private Residential Community

Newsletter for the Edgewood Townehouse Association

MESSAGE FROM THE BOARD

Preserve • Restore • Maintain

Christine Donahue,

President, Edgewood Townehouse Association etapresident@email.com

The monthly Board Meeting was held by videoconference on June 9 at 6:30 PM. As usual, the agenda was very full and we are committed to efficiently conduct the business of ETA while physically distancing during the global pandemic. Video conferencing does have challenges!

As a reader of the *FYI* you know that the Board unanimously adopted a motion at the April Business Meeting that forbids feeding any wildlife on ETA common property. So you can imagine the disappointment to find areas where food for wildlife has been found in abundance in piles. Rats have become a serious issue here at Edgewood, and extermination is expensive. As my Connecticut grandmother always said, "An ounce of prevention is worth a pound of cure," and in this case the cure has become a monthly, rather large unplanned cost. Look at this realistically; feeding the wildlife attracts rats, and rats bring disease and damage.

After considerable discussion it became clear to Board Members that ETA does not have the staff and resource capacity to fulfill the mandated requirements for opening pools and gathering places.

Your Board discussed the stringent public health regulations for opening pools and gathering places as "reopening" begins to phase in. After considerable discussion it became clear to Board Members that ETA does not have the staff and resource capacity to fulfill the mandated requirements for opening pools and gathering places. As information becomes available we will determine how it affects our community. The global pandemic will be with us for quite a while, and we all must do our part to keep ourselves and those around us safe.

Summer officially starts on June 20, and it will certainly be different from past years due to the pandemic. Many long-running celebrations, festivals, and events have been canceled. ETA is 50 years old this year and we had hoped to celebrate this significant event on July 11, but that needs to be postponed until an unknown future date. The Board would greatly appreciate volunteers to plan and to help make this event happen. Any information you have about ETA history or development will be helpful.

In the meantime, enjoy our nearly 12 acres with easy access to fresh air and walkways while we physically distance and wear face masks when near other people. Walk your dog, pick up its poop, and take time to reflect on the important social issues that our nation is facing in addition to the global pandemic. My hope is that we will peacefully confront and begin to heal the 400 year open wound in the history of our nation.

Thank you for reading the *FYI*, an official publication of Edgewood Townehouse Association. Encourage your neighbors to read the *FYI* so they will know about important ETA news.

UPCOMING EVENTS

All meetings begin at 6:30 PM unless otherwise stated

Next Regular Board of Directors Business Teleconference:
Tuesday, July 14, 2020

Next HOA Quarterly Open Forum Business Meeting:
Tuesday, July 28, 2020 at 7 PM

The ETA Golden 50th Anniversary Celebration is postponed. Date to be determined at a later time.

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Monthly Checking Activity

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

Preserve – Restore – Maintain
June 9, 2020

Call to Order: Board President Christine Donahue called the meeting to order at 6:34 PM. The Board Business Meeting was held by teleconference due to the COVID-19 pandemic. Board members present were: Christine Donahue, Darell Bidstrup, Sheila Dorsey, Dan Goodlett, Merryn Gregory, Larry Kenton, Sharon Kimble, Michael Maulding, and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Facilities and Operations.

Approval of Minutes: The minutes of May 12, 2020, were approved as amended.

Financial Report: Submitted.

ETA Safety Committee Report: None submitted.

Coordinator Reports:

- Website coordinator: Dan Goodlett reported that he will begin looking at reorganizing the website for discussion at the next Board business meeting.
- Swimming Pool: Closed
- Clubhouse Coordinator: Closed
- Welcome Coordinator: None submitted. Frank Gaddini offered to contact the Welcome Coordinator to discuss ways to welcome new homeowners during the COVID-19 pandemic.

Facility Report: Submitted.

Old Business:

1. **Rat Control and Peanuts:** Frank Gaddini reported that we have been controlling rats using our pest control contractor and eliminating ivy areas. However, there continues to be a problem with the feeding of wildlife. Specifically, Frank is finding piles of peanuts in the shell along the creek and south end of the property. Please do not provide food for wildlife anywhere on the common property.
2. **FY 2019 and 2020 Special Assessment Projects Update:** Frank Gaddini hopes to complete a contract with a chimney contractor by the end of June. The FY 2019 chimney project has been delayed due to problems securing a contractor, both this year and last. All five FY 2020 carpentry projects are complete, and another portion of concrete work is pending.
3. **FY 2021 Special Assessment:** Frank Gaddini discussed the need to do asphalt work starting near 54 WW and following along the curves near 67 WW as well as several locations in Driveway #4. The asphalt is breaking up (“splating”) in several places. This will be a project that requires a considerable amount of planning and expense. Frank will circulate to Board members a copy of the Five-Year Plan before the July meeting. At that meeting, the Board can discuss the road/driveway project alongside the other Five-

Year projects previously identified as it decides upon projects for a FY 2021 Special Assessment. Board member Merryn Gregory asked Frank about the status of the reserve study update. Frank acknowledged its importance and said he would make completing it a priority.

4. **Offer from Ram Jack Update:** The Board unanimously approved a motion to contract with Ram Jack to finance the repair to the foundation at 50 BB. The terms, as explained by Frank, are to make an initial \$2,000 payment to cover an engineering report and City permit, with the remainder to be paid in 12 equal monthly payments at no interest.
5. **Insurance Claim:** Frank Gaddini has received a request from the American Family agent in charge of our claim resulting from the April 2020 incident at 113 WW. The agent requested a check to cover the master policy deductible. Funds will come from the homeowner at 113 WW who filed with her personal insurance carrier and is being fully cooperative to resolve the matter.

New Business

1. **Parking Waivers:** The Board approved a request from 160 WW to park in designated parking through July 31, 2020, due to a construction project. The Board also approved a request from 90 BB to park in designated parking through June 30, 2020.
2. **Adding an Emergency Provision to By-Laws (Article VII, Meetings of Board of Directors):** After some discussion, the Board agreed that adding such a provision would be better as a rule rather than adding it to the by-laws, thereby avoiding the necessity of seeking a super-majority vote of the homeowners. Board member Sharon Kimble will revise her draft wording for consideration at the July Board meeting. The topic was tabled until that time.
3. **Review and Update of By-Laws:** The topic was tabled until the July Board meeting. In the meantime, President Christine Donahue will contact several homeowners who may be interested in serving on a committee to review the by-laws and identify needed changes/updates.
4. **April 2020 Quarterly Meeting: Homeowner Letters re: Pool and Brae Burn Grounds and Sidewalks:** In lieu of the April Quarterly Open-Forum meeting, canceled due to the COVID-19 pandemic, the Board asked homeowners to submit letters with their questions and concerns. Two letters were received: (1) The homeowner at 155 WW wrote asking about the opening date for the pool. (See Agenda Item #6, below.) (2) The homeowner at 50 BB pointed out the disparity in grounds maintenance between the Westbrook Way and Brae Burn sides of Edgewood, writing as follows: “As one proceeds west from Brae Burn past the clubhouse you observe lawns, freshly mowed and neatly edged, and most recently the addition of mulched beds. However, when one proceeds west from Brae Burn on the north side you see an area of overgrown vegetation both unkempt in appearance and potentially hazardous.” The Board discussed the topic for some time. As a general guide, Board member Darell Bidstrup suggested that the 26% of ETA townhouses on Brae Burn and Brookside should receive 26% of the time spent by grounds maintenance workers. He went on to say, “This may be the ‘natural side’ but it shouldn’t be the neglected side.”

Frank Gaddini informed the Board that the contractor has had difficulties maintaining the size of his labor force due to favorable unemployment benefits during the COVID-19 pandemic. The contractor is now aware of our concerns and is working to get his staff filled out to better maintain these specific areas including blowing the BB hardscape more often. Frank also directed the contract workers to do some weed trimming along the BB side of the creek.

5. **Clubhouse Opening:** After considerable discussion of how the Clubhouse might be opened while conforming to the guidelines issued by national, state, and county public health authorities, Board members agreed that it should not be opened yet. The Board will continue to monitor the situation going forward.
6. **Pool Opening:** Frank Gaddini reviewed the detailed guidelines issued by the State of Oregon and Lane County to open our pool which is classified as a public/private pool (*i.e.*, while it is a *private* pool that only homeowners and their guests can use, it is *public* in that any of the homeowners and their guests can use it at any one time). The issues that must be addressed are enumerated elsewhere in this *FYI* issue. The consensus of the Board was that the pool should remain closed for now with a possible opening later in the summer as governmental officials and health professionals assess risks to public health and safety. Costs to comply with Phase 2 reopening safety requirements would quadruple the cost to operate the pool for users. As reported by our Pool Contractor, most other association and apartment pools are remaining closed at this time.

Announcement:

1. The next regularly scheduled Board of Directors Business Meeting, by teleconference: Tuesday, July 14, 2020, at 6:30 PM
2. The next HOA Quarterly Open-Forum Meeting: Tuesday, July 28, 2020. Format to be announced.

Adjournment: The meeting was adjourned at 9:32 PM.

Executive Session

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

Looking Back Over May 2020 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com

May was a prosperous month at Edgewood Townhouses. As many of us were practicing social distancing, the walkways and streets were very often quiet as lone walkers and the regular dog walkers strolled and/or powerwalked through the area. One constant during the month, though, was beautiful, clear days with moderate daytime temperatures; however, during the middle of the month we saw several successive days of some very heavy and much needed rains.

During the month of May, we managed and completed seventy (70) routine maintenance and repair jobs at Edgewood Townhouses. Our focus throughout the month was on re-opening our irrigation systems after their winter hibernation. We pressurized all of our forty-nine irrigation zones. For the most part our over 2,600 sprinklers on the site performed well, while a few handfuls broke over the dormant period.

The most significant work we completed was the replacement of the party patio wall at 101 Westbrook Way. We have now completed the replacement of all twenty-six single story party patio walls on our site. One of our jobs was driven by a property transfer. It was the replacement of eave roof vents that were pecked though by starlings. We also performed tree pruning work and trimmed several trees where branches were in contact with buildings and roofs, including the abatement of one dead forty-foot pine tree. At the end of the month we inspected four roofs that sustained damage during the Easter weekend event. Two of roofs required minor replacement of roof shingles.

Strangely, over the month we discovered several random deposits of salted shelled peanuts. Wildlife throughout our area, as well as rodents, were drawn to this buffet and feasted on the peanuts. Feeding the wildlife is not a good idea. Nature provides for these creatures and it is not necessary to supplement their diets with any food. We have finally regained control of our rat invasion with no current active sites. We abated several English Ivy beds that harbor rats. We pruned tree limbs that contacted the buildings and roofs. And, we placed rat bait stations where activity was reported to us. All of these measures together have been costly! We can avoid these costs if we simply stop feeding the wildlife. Please help.

GOOD TO KNOW INFORMATION FOR RESIDENTS

Ant invasions. Two main types of ants are found locally. Sugar ants are tiny, are attracted by food, and often invade kitchens. They can be treated with Terro, found in hardware stores. Carpenter ants can be destructive to property. They are large and very black. Notify Frank Gaddini, ETA Director of Facilities.

**EDGEWOOD TOWNEHOUSE ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE COMMITTEE**

Homeowners interested in emailing the Board with matters that regard the Association may contact Executive Committee member at the following email addresses:

Christine Donahue, President	etapresident@email.com
Darell Bidstrup, Vice President	etavicepresident@email.com
Dan Goodlett, Treasurer	etatreasurer@email.com
JoAnn Wilson, Secretary	etasecretary@email.com
Others:	
Sharon Kimble, FYI Editor	etafyieditor@email.com
Frank L. Gaddini, ETA Director of Facilities and Operations,	etadirector@email.com

Edgewood Townhouse Association web site:

<http://edgewoodtownhouseassociation.org/>

Official documents are available on the ETA web site, including ETA property insurance policy, By-Laws, Rules, CC&Rs, and monthly copies of the *FYI*.