

The FYI

A Private Residential Community

Newsletter for the Edgewood Townhouse Association

MESSAGE FROM THE BOARD

*Preserve • Restore • Maintain**Dan Goodlett**President, Edgewood Townhouse Association president@etaboard.org*

On April 25 our Edgewood Townhouse Association Quarterly Meeting will be held at the ETA Clubhouse and on Zoom. This will be a great time for homeowners to chime in about our new landscape policy, on the current debate on whether we stay with our current insurance or find a new one, and whether we should drop our Motus earthquake insurance.

Over the last ten years, Oregonians have become increasingly aware of the danger of the Cascadia fault that lies off our coast. This has likely become an emotional issue for many in our community. In the event of the worst-case scenario, no amount of earthquake insurance will ensure a quick recovery of our community, should it experience such a calamity.

However, there is scientific evidence that Eugene might not be as hard hit as other parts of the Northwest. The US Geological Survey places Eugene in a moderate earthquake-risk zone. According to the *US Seismic Hazard Chart's National Seismic Hazard Model*, minor ground-shaking damage is likely. While it is true that recent Cascadia events have happened every few hundred years, that does not mean that a Cascadia event is imminent. Those who have studied Cascadia occurrences have shown that the interval between events can be over a thousand years. The science aspect is only one reason to look at reducing insurance costs. It just makes good business sense, and we can save some money in the process.

We are taking a similar approach with landscaping. Reducing unnecessary services makes good business sense, especially if we can maintain or improve the quality of our landscape with the same or less money. Reducing costs is one way of looking at this. In addition, there are ecological reasons.

Some of you may have seen the movie we showed recently at the Clubhouse. The movie is *Kiss the Ground*, which is also available on Netflix. According to *Kiss the Ground*, soil is not just dirt, but it is a living ecosystem that supports all life on Earth. It is a complex network of microorganisms, fungi, insects, and plants that work together to store carbon, filter water, and provide nutrients for what grows there.

The bottom line is that many of us want to improve the soil of Edgewood so we can continue living in our park-like setting, at the same time doing something that will help fight global warming. It is likely that we will be showing this film and others like it again in the future.

We look forward to seeing you all on Tuesday, April 25, at 7 PM.

EMERGENCY INFORMATION FORM

DEADLINE EXTENDED: Friday, April 28 at 5 PM. This is the final deadline to submit the completed Emergency Information form. Replies not received in the ETA Clubhouse mailbox by April 28 at 5 p.m. will have only the homeowner first and last name and ETA Unit number published in the new updated ETA Directory. If you have misplaced your Emergency Contact Information form, extras are available inside the front door of the Clubhouse.

SPECIAL NOTICE

Homeowner Dues are due on the first of each month. If using US Mail send to Edgewood Townhouse Association, 95 Westbrook Way, Eugene, OR 97405

Clubhouse WiFi Password:
ww95ww95@E

UPCOMING EVENTS

ETA Quarterly Open

Forum Meeting:

Tuesday, April 25, 2023,
7:00 PM. Clubhouse and by
Videoconference.

ETA Board of Directors

Monthly Business

Meeting:

Tuesday, May 9, 2023, 6:30
PM by Video Conference.

ETA Board of Directors

Special Business Meeting on Insurance:

Wednesday, April 26, 2023,
6:30 PM by Video
Conference.

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Sharon Kimble, Editor

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

Preserve • Restore • Maintain

Tuesday, April 11, 2023

Call to Order: Board Vice President Sheila Dorsey called the meeting to order at 6:31 PM. The meeting was held by videoconference. Board members present were: Jan Connell, Ray Czerwinski, Sheila Dorsey, Merryn Gregory, Connie Hirsch, Wayne Russell, and JoAnn Wilson. Dan Goodlett, Board President, and Patricia Mullen were excused. Also present was Frank Gaddini, ETA Director of Facilities and Operations. Twelve homeowners attended.

Approval of Minutes: The minutes of February 28, 2023, were approved and the minutes of March 14, 2023, were approved as amended.

Opening Remarks: Sheila began the meeting by acknowledging that the last month had been stressful for Board members and noting that every Board member is a volunteer bringing their time, energy, and best intentions to our efforts. She stressed the importance of working as a cohesive group and of showing respect and kindness to one another.

Financial Reports:

- **Treasurer:** Submitted. Ray Czerwinski commented that virtually everything received in the first two months of the year has already been spent. Wayne Russell stated that with inflation, we won't be able to get the work done that we'd planned and he asked what our goal is as to the Reserve. Frank Gaddini said that the costs of both oil-based materials and metals have gone up and as a result, roofing projects have really been impacted. Frank continued that we did something better than a "reserve study" — we did an inspection of every single unit and have been completing repair projects based upon each individual unit's needs.
- **Reserve Study Coordinator:** Ray reported for Dan Goodlett that an updated Reserve Study will be available by the next Quarterly meeting on April 25, 2023.

Coordinator Reports:

- Technology Coordinator: No report submitted.
- Swimming Pool: Closed
- Clubhouse Coordinator: No report submitted.
- Welcome Coordinator: No report submitted.

Facility Report: Submitted

Old Business:

1. Common Ground Projects: Update. In March, Frank conducted walking tours for Board members of the 12 grounds projects that he recommends be completed over the period FYs 2023-2026. Of the 12, Board members submitted their top rankings. The two top-ranked priorities are a groundwater project at 121 WW through 137 WW and foundation repairs at

71 WW. Other projects were also rated highly but after Dan and Frank discussed all options prior to the meeting, Frank said the decision was to proceed slowly at this time and go forward with the two highest-rated projects only. Frank said the permits for the groundwater project have already been issued and a walkthrough with the contractor will happen soon. He expects that project to begin in two weeks. As for the foundation project, Frank discussed details of the two bids received and said that Ram Jack was ultimately selected. Ray asked if 21 roofs would be completed this year as planned. Frank replied that the costs of roofs have gone up 11-15% so as we move forward, we may have to make decisions about how many can be done.

2. Insurance Update. Frank said that Edgewood currently has two insurance carriers. Farmers Insurance provides coverage for liability and damage to common property from fire and other causes. Motus provides earthquake coverage. The date of renewal for both policies is June 1, 2023. Farmers has advised us that its policy will be increasing 23%. This is due to a general increase across the insurance industry and to a claim against us which has not yet been settled. Motus estimates that its policy will increase 18%-22%. Taken together, these insurance policies represent the lion's share of our operating costs. We have also asked for proposals from American Family and State Farm. They are pending until Farmers provides the loss report which is due to the still outstanding claim. That report is expected by the end of this week.

Frank went on to say that when the Board makes its decision on insurance, it will be important to decide if we are going to continue buying earthquake coverage which is currently about one-third of our insurance costs. Frank pointed out that, *in his opinion*, Eugene's earthquake risk is medium, and that likely property damage would be minor according to the *US Seismic Hazard Chart's National Seismic Hazard Model*. He continued that the Board should make prudent business decisions for Edgewood Townhouses. In response to Ray's interest in cancelling the Motus policy immediately, Frank pointed out that 23 homeowners bought a Motus policy and their policies are linked to the association's policy. Sheila called for scheduling a special meeting to discuss insurance. The Board agreed to schedule the meeting for April 26, one day *after* the Quarterly meeting. That will allow homeowners an open-forum meeting to provide input to the Board before it makes its decision.

New Business:

No agenda items.

Announcements:

1. Emergency Contact Information Form: Due Friday, April 14, 2023, by 5:00 PM. Please return at the Clubhouse mail slot or mail to Edgewood Townhouse Association, 95 Westbrook Way, Eugene, OR 97405.
2. The next Quarterly Meeting: Tuesday, April 25, 2023, at 7:00 PM, in the Clubhouse and by videoconference.
3. Special Board Business Meeting on Insurance: Wednesday, April 26, 2023, at 6:30 PM by videoconference.

4. The next regularly scheduled Board of Directors Business Meeting: Tuesday, May 9, 2023, at 6:30 PM, by videoconference.

Adjournment: The meeting was adjourned at 7:50 PM.

Executive Session

JoAnn Wilson, ETA Secretary. Email: secretary@etaboard.org

Looking Back Over March 2023 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com

This report is a review of facility and grounds work performed in March 2023.

Originally, March, named after the Roman god of war, was the very first month of the Roman calendar. Symbolically, we can make sense of the arrangement. In the Roman's geographical region, the grip of winter is just beginning to lose its hold in March. It makes sense that a year should begin as a new season of life begins too.

Interestingly, before Mars became popularized as a warmonger, Mars was actually the fertility and agricultural deity. Mars oversaw the new growth of spring and encouraged the continuation of life (fertility, sex, procreation in human, plant, and animal realms).

Whether a god of war or agriculture, the personality of Mars is charging, unrelenting, and brutally assertive. We find this kind of fervent focus in the month of March, too. At this point in the year, there is no stopping the burgeoning birth of new life. March (and Mars) is a high-speed locomotive on a single-focused monorail with only one objective: *Explosive Expression!*

Temperatures during the month were mostly on the cool side. In fact, there were several days of freezing temperatures as well as snow on the valley floor. Daylight and darkness finally reached equilibrium on March 20th, and the advance towards the longest day, summer solstice, June 20th ensued.

During the month, we recorded and completed seventy-two (72) jobs. Although the lion's share of our work was routine maintenance, we continued to proceed forward with our Reserve Study work. Twenty-eight (28) jobs were focused on pushing ahead with pre-paint carpentry repairs. One of the most extensive jobs was replacing wall siding at 118 Brae Burn Drive where we performed extensive repairs to the chimney chase in the patio area. We also raised the patio party walls three feet taller at 54 Westbrook Way, and we replaced eight wall panels on the patio party wall of 1 Westbrook Way. Another group of Reserve Study jobs we performed was the replacement of three (3) passageway doors between the garage and patio of 54 and 135 Westbrook Way as well as 80 Brae Burn Drive.

As part of our routine maintenance jobs we painted the steel exterior surfaces of seven (7) overhead garage doors at 5, 130,

145, 159, 161, 163, and 167 Westbrook Way. On our grounds, lawns, cultivated shrubs, and a panoply of sprouts responded to the steady rains and longer days. Our contract laborers (college students) mowed the rough areas along the creek and resurfaced several of the evacuation pathways for the eight (8) Samoa floor plan units. They also engaged in shrub bed restorations at 110 Brae Burn Drive.

We are beginning to receive reports of sugar ant invasions. As the temperatures warm, the billions of sugar ants arise seeking fats and sugars for their colonies. In many instances the use of over-the-counter sugar ant treatments will manage the ants. If you believe you have an unmanageable infestation, please call me and we can brainstorm solutions together.

As of this reading, though, we are well into April, the fourth month of the year, which is often considered the second month of spring in the northern hemisphere. The name *April* is rooted in the Latin *Aprilis* which is derived from the Latin *aperire* meaning "to open". This could be a reference to the opening or blossoming of flowers and trees, a common occurrence throughout the month of April and especially at Edgewood Townhouses. Enjoy the beauty of nature around us and smell the Daphne shrubs.

EMAIL ADDRESSES FOR ETA BOARD MEMBERS AND OTHER PARTICIPANTS

Name	Email address
Jan Connell	boardmember10@etaboard.org
Ray Czerwinski, Treasurer	treasurer@etaboard.org
Sheila Dorsey, Vice President	vp@etaboard.org
Merryn Gregory	boardmember9@etaboard.org
Dan Goodlett, President	president@etaboard.org
Connie Hirsch	boardmember5@etaboard.org
Patricia Mullen	boardmember6@etaboard.org
Wayne Russell	boardmember8@etaboard.org
JoAnn Wilson, Secretary	secretary@etaboard.org
All board members and Frank	board@etaboard.org
ETA Accountant	accountant@etaboard.org
Frank Gaddini (ETA Director)	etadirector@etaboard.org
Sharon Kimble (FYI Editor)	fyi.editor@etaboard.org

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