

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

As we approach our Edgewood Townhouse Association (ETA) Quarterly Open Forum Meeting on July 25, 2023, instead of concentrating only on that meeting we should start focusing on our Annual Meeting in October. Why is this so important? This is the time of year when our homeowners have the opportunity to choose their representatives on the ETA Board of Directors. Then in January, Board members will choose their leaders. The President, Dan Goodlett, has already announced that he will remain on the Board but will not serve as an officer.

Your President would like everyone in our community to consider running for the Board and to ask themselves if they can be an effective leader. Yes, this is a high level of commitment, but we need that kind of commitment to keep the ETA community and the Association moving ahead through the decades to come.

There is one requirement. Board members must act in the best interests of the community. But within that framework there is an opportunity to be creative. The Association has matured over the years, and what could have been overlooked thirty to fifty years ago can no longer be ignored. Some ETA residents might not agree with that, and that is OK. There are some of us who might think we are doing enough, and that is OK as well.

Whatever your opinions or ideas, they mean nothing if you keep them to yourself. Joining the Board is not a guarantee that your ideas will be achieved, but there is an opportunity to influence other decision makers and to aim towards an Association that works for all.

Think about it. We can all make a difference.

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, July 25, 2023, 7 PM. Lawn in front of Clubhouse. Bring your chair.

ETA Board of Directors Monthly Business Meeting: Tuesday, Aug 8, 2023, 6:30 PM by Video Conference.

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Sharon Kimble, Editor
Email: fyi.editor@etaboard.org

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

Preserve • Restore • Maintain

Tuesday, July 11, 2023

Call to Order: Board President Dan Goodlett called the meeting to order at 6:38 PM. The meeting was held by videoconference. Board members present were: Dan Goodlett, Jan Connell, Ray Czerwinski, Sheila Dorsey, Merryn Gregory, Connie Hirsch, Patricia Mullen, Wayne Russell, and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Facilities and Operations. Eight homeowners attended.

Approval of Minutes: The minutes of June 13, 2023, were approved as amended.

Financial Reports:

- **Treasurer:** Submitted.
- **Reserve Study Coordinator:** No report submitted.

Coordinator Reports:

- **Technology Coordinator:** No report submitted.
- **Swimming Pool:** Sheila Dorsey reported that all pool user forms submitted have been processed.
- **Clubhouse Coordinator:** Patricia Mullen reported that she continues to have difficulty keeping paper products available to meet demand. She asked that Frank Gaddini place them in a kitchen storage area. He agreed to do so.
- **Welcome Coordinator:** No report submitted.

Landscape Committee Report: Dan reported that he and the committee members will be arranging to meet with Frank next week to put together a schedule of activities for the grounds maintenance contract. Patricia said the Landscape Committee has put together a table of all its activities from fall 2021 to the present time. A copy will be sent to all Board members and included as an insert in the FYI.

Facility Report: Submitted.

Old Business:

1. **Committee Charters.** At the previous meeting, Sheila volunteered to work on developing a "committee charter" or framework for setting up HOA committees. It will include information on the purpose, product, duration, and budget of the committee and how the committee will report to the Board. Sheila reported that she and Dan will begin planning for this in the near future.
2. **Board Retreat.** Frank reported that the retreat will take place at Laurelwood Golf Course from 11:00 AM to 1:30 PM on August 2, 2023.
3. **Senior Swim Period.** Patricia reported that she spoke with several homeowners who had once expressed an interest in a senior swim period or knew other residents who might have an interest in one. While no one she spoke to wanted to see a senior swim period designated, there was interest in a "buddy period" to accommodate lone swimmers who, by state law, are not allowed to swim unless accompanied by at least one other person. If no other person is at the pool, those who want to enter the pool should contact a buddy to meet them on the deck or in the pool as required by state law.

New Business:

1. **Unplanned Major Events: Chimney and Foundation Repairs.** Frank reported on the following unplanned major repairs:
 - a. **Chimney repair at 106 BB.** The chimney shows substantial mortar deterioration and while there is no risk of the chimney falling, there is potential for a brick to fall. It should therefore be repaired promptly. The job involves "tuckpointing," a process that involves removing old mortar and replacing it with new, and scaffolding to allow safe access. Frank estimates the job will cost approximately \$5,000 and take one day to complete. There is about \$2,500 left in our chimney special assessment.
 - b. **Foundation Repair at 148 BB.** The center of the foundation at 148 BB was stabilized in FY 2014. However, in the years since there has been significant shifting down of the east wall, as if it's tipping. The repair consists of placing

four helical piers along the east foundation plate. The foundation project repair will cost \$10,900.

- c. Foundation Repair at 60 BB. In FY 2022, we selected a bid to address the foundation problem at 60 BB by leveling the floor. We believed it would be a durable repair and both the owner and buyer of the townhouse, then under a sales contract, agreed. However, while the floor is still level the foundation continues to drop causing the new floor to bend down. The previous contractor has given a bid to correct the problem and Frank will be arranging for a second contractor to survey the building. Frank will have more information at next month's board meeting.

Announcements:

1. The next Quarterly Meeting: Tuesday, July 25, 2023. Outside on the lawn in front of the Clubhouse at 7:00 PM.
2. Board Retreat: Wednesday, August 2, 2023, at 11:00 AM.
3. The next regularly scheduled Board of Directors Business Meeting: Tuesday, August 8, 2023, at 6:30 PM. By videoconference.

Adjournment: The meeting was adjourned at 8:07 PM.

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

Looking Back Over June 2023 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com

June was a beautiful month in our lovely community. The weather was perfect and dry with abundant sunshine. June 2023 was also a very productive month for facility and grounds maintenance, recording one-hundred-twenty (120) jobs at Edgewood Townhouses. Interestingly, as we close out the first half of our year, we completed and recorded six hundred fifty-five (655) jobs between the beginning of January through the end June 2023.

Focusing on June, thirty-three percent of work continued to address Reserve Study work. The five areas we concentrated on were carpentry, paint, foundations, patio passageway doors, and groundwater restoration.

- 1) Pre-Paint Carpentry wrapped up on 136 Westbrook Way, and this will be one of our last jobs this year.
- 2) With the carpentry repairs slowed down, our Painting Projects moved forward during the month and completed seventeen (17) paint jobs.
- 3) In June, we also addressed the leveling of two foundations at 71 and 147 Westbrook Way as Reserve Study work.
- 4) Three of our Passageway doors were replaced at 9 and 54 Westbrook Way and 124 Brae Burn Drive.
- 5) Our attention was also directed to pushing ahead on the groundwater restoration along the 121 and 137 Westbrook Way corridor, where we installed the new groundwater drain line earlier in the year. The new plantings and rock scape there look great thanks in large part to our resident Landscape Architect, Rebecca Shepard.

During the month of June, we focused on our continued efforts at updating our irrigation systems. We applied our efforts to resolving two on-going problems. One problem has been an electric line that supplies energy to one of our underground irrigation valves. We believe we have located the break in the line and are planning its repair. The second problem was a missing underground irrigation valve which we uncovered near the mailboxes at the entrance to Driveway 5. We also activated all our fifty (50) of our irrigation systems on the site. There are over 2,600 sprinklers in the ground here, and we made adjustments and replaced dozens of broken sprinklers.

Although it is summer, this may also be a good time for you to think about seasonal maintenance; servicing your heat systems, laundry vent systems, and chimney flues. 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. This is also a great time to have your laundry vents and chimneys

cleaned and inspected. There are a number of qualified companies that inspect and clean vents and chimney flues.

We all work hard to keep our homes and property updated and safe. Remember our mission: Preserve

• Restore • Maintain. We are keeping Edgewood Townhouses a great place to live.

Enjoy the day and enjoy Edgewood Townhouses.

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

GOOD TO KNOW INFORMATION FOR RESIDENTS

July Quarterly Open Forum Meeting

Tuesday, July 25, 2023 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.

Waste and Recycling Collection Containers

Waste collection and recycling containers should be placed outside in the driveway the evening before waste collection pickup. After your waste collector empties your containers, the containers need to be returned and stored inside of your lot line or garage. Please do not leave or store your waste containers on common grounds.

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 are 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 at 541 915-2524 with information regarding the location of the nest.

Using the Pool

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 observe 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 who struggle with incontinence, must wear swim diapers.
- 4) Limit Pool occupancy to fewer than 31 persons in the Pool at the same time.

Swimming Alone Law

If no other person is at the pool, those who want to enter the pool should contact a buddy to meet them on the deck or in the pool as required by state law.