

# The FYI

A Private Residential Community

Newsletter for the Edgewood Townhouse Association

## MESSAGE FROM THE BOARD

*Preserve • Restore • Maintain*

*Dan Goodlett President*

*Sheila Dorsey, Vice President, sheila\_dorsey@yahoo.com*

Fall is in the air! For many of us, this is our favorite season of the year in beautiful Eugene. As we look back at this past spring and summer, we can feel encouraged by, and grateful for, all the improvements that have been made to our Edgewood Townhouse community. We are making great progress toward our goal of having every unit painted and re-roofed by the end of 2026. Already, roughly 85% of the painting has been completed and 38 roofs are done. In addition, several foundation projects are nearing completion, and our entire irrigation system has been completely repaired and upgraded. Things will start to slow down as winter approaches, but there is much to celebrate!

As a reminder, now is a good time to be making preparations for colder weather. Don't forget: homeowners are responsible for maintaining everything inside their patio walls. Those who have trees in their patios might consider pruning them once the leaves have fallen. This is also a good time to prune and cut back large shrubs and perennials. If you have outdoor faucets by your front door or in your patio, it is a good idea to remove the hoses and cover the faucets to prevent freezing.

You may have noticed some changes being made to our grounds with regard to both maintenance and new vegetation. The Landscape Committee is in the beginning stages of implementing its plans for more sustainable practices. Their proposed projects are aimed at reducing the cost of routine maintenance, cutting back on water use, and adapting the upkeep of our twelve acres to the demands of global warming. If you would like to volunteer to help this committee, they would be happy to put you to work! Patricia Mullen and Ruth Kenney are the co-chairwomen and the people to talk to about getting involved.

**MARK YOUR CALENDARS...** The upcoming election for new Board members and the Annual Open Forum Business Meeting are scheduled for Tuesday, October 24, 2023. The meeting will be held in the Clubhouse and begins at 7 PM. If you have comments, compliments, concerns you wish to share, or questions for which you would like answers, please bring them to this meeting!

With regard to the election, you will find included with this FYI a self-nomination form. There are three openings on the Board at this time. Incumbents may run for re-election, and we strongly encourage any other community members who are interested in volunteering to be on the Board to submit a self-nomination form. All forms must be turned in by October 13 at the end of the day. The forms can be submitted by putting them in the ETA drop box by the front door of the Clubhouse. There will be forms available inside the front door of the Clubhouse if you find you need one. During the business meeting nominations will continue to be accepted, but only if the nominee is present and accepts the nomination. Ballots will be available at the meeting, so you can wait to vote until you are sure you know who all the final candidates are. Members who are unable to attend may vote by proxy. A proxy ballot is enclosed with this FYI for your convenience.

Our community at Edgewood Townhouses changes regularly. New members bring fresh ideas and new perspectives. If you are interested in becoming a member of the ETA governing body, fill out an application!

We look forward to seeing you at the meeting on October 24.

### 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 Board of Directors  
Monthly Business  
Meeting:**

Tuesday, October 10, 2023,  
6:30 PM.

**Annual Open Forum  
Business Meeting and  
Election of Three Board of  
Directors Members:**

Tuesday, October 24, 2023,  
7 PM

### CONTENTS

**Message from the Board**

**Board of Directors**

**September Business**

**Meeting Minutes**

**Facilities and Operations  
Report**

**Announcements**

### INSERTS

**Self-nomination Forms for  
Board of Directors Election**

Sharon Kimble, Editor  
Email: [fyi.editor@etaboard.org](mailto:fyi.editor@etaboard.org)

**EDGEWOOD TOWNHOUSE ASSOCIATION  
BOARD OF DIRECTORS MONTHLY BUSINESS  
MEETING VIDEOCONFERENCE AND IN  
PERSON**

*Preserve • Restore • Maintain*  
September 2023

**Tuesday, September 12, 2023**

**Call to Order:** Board Vice President Sheila Dorsey called the meeting to order at 6:34 PM. The meeting was held by videoconference. Board members present were: Jan Connell, Ray Czerwinski, Sheila Dorsey, Merryn Gregory, Connie Hirsch, Patricia Mullen, Wayne Russell, and JoAnn Wilson. Board President Dan Goodlett was excused. Also present was Frank Gaddini, ETA Director of Facilities and Operations. Four homeowners attended.

**Approval of Minutes:** The minutes of July 17, 2023; July 25, 2023; and August 8, 2023, were approved.

**Financial Reports:**

- **Treasurer:** Submitted. ETA Treasurer Ray Czerwinski said that he, Frank Gaddini, and Connie Hirsch had met the previous week and had a good discussion about the Operations budget. With some reductions in landscape maintenance expenditures that were suggested by Frank, Ray said we should be able to stay at or slightly below the Operations expense budget for FY 2023. Several Board members asked about the Reserve budget. Ray said that the Finance Committee would begin meeting later this week to make sure we're on target to accomplish what we need to over the remaining three years of the \$5,000 Special Assessment passed in October 2021.
- **Reserve Study Coordinator:** No report submitted.

**Coordinator Reports:**

- Technology Coordinator: No report submitted.
- Swimming Pool: The Pool Season is scheduled to end on Sunday, September 17 at 9:00 PM. Patricia Mullen said she had a petition from 23 homeowners asking that it remain open until the

weather changes. In answer to Board member questions, Frank said that the daily cost to keep the pool open is \$80 and that use at the pool averages six to seven persons per day with the trend decreasing slightly. Sheila asked for a vote of how many wanted to extend the pool closing by one week to September 24. Of the eight board members in attendance, three voted yes (Connell, Mullen, Russell). The measure failed.

At this point in the agenda (7:33 PM), the meeting was suspended due to technical difficulties with Zoom. Attendees agreed to resume on Tuesday, September 19, 2023, at 6:30 PM.

**Tuesday, September 19, 2023**

**Call to Order:** Board Vice President Sheila Dorsey called the meeting to order at 6:30 PM. The meeting was held in the Clubhouse. Board members present were: Jan Connell, Ray Czerwinski, Sheila Dorsey, Merryn Gregory, Connie Hirsch, Patricia Mullen, Wayne Russell, and JoAnn Wilson. Board President Dan Goodlett was excused. Also present was Frank Gaddini, ETA Director of Facilities and Operations. One homeowner attended.

**Coordinator Reports (Continued):**

- Clubhouse Coordinator: Patricia Mullen said that the carpet would be cleaned on September 25, 2023. Patricia added that she and some other volunteers had done a deep cleaning of the Clubhouse before the night's meeting.
- Welcome Coordinator: No report submitted.

**Landscape Committee Report:** Patricia Mullen, the previous chair of the Landscape Committee, said that Ruth Kenney is now the committee chair. See New Business for the committee's proposal to use college students instead of a commercial contractor for landscaping services.

**Facility Report.** Submitted.

**Old Business**

1. Facility Update at 133 WW. Frank Gaddini reviewed the work progress at the unit. He urged

the Board to consider a CC&R change so that when events such as this occur, liability for repair and renovations rests with the responsible homeowner, not with the Association. The homeowner's insurance carrier said the most it will pay is our insurance deductible of \$10,000. Merryn Gregory said that we should be pushing back on this and requesting a subrogation adjuster. Frank said that our insurance carrier has encouraged us to change our CC&R so that it is more in line with those of other associations. Frank has contacted a couple of other associations to look at their CC&Rs and insurance policies. Our insurer, American Family, will also bring us more models. At the request of Board members, Frank agreed to pursue the idea of a subrogation adjuster and will seek legal advice on this particular claim and on a CC&R change.

### **New Business**

1. A Proposal: To Hire College Students to Do Complete Landscaping Services at ETA (submitted by Ruth Kenney). Ruth, who was out of town, asked Board member Wayne Russell to present the proposal in her absence. Wayne began by summarizing the proposal, a copy of which had been emailed earlier to all Board members.

The proposal is that, [ETA] hire additional college students who would provide complete landscaping services in lieu of ETA contracting with a commercial landscaping service.

Ruth wrote in the proposal that she believes, "if the students were properly trained and supervised, they could provide better, more personalized service at a lower price." The proposal acknowledges there may be expenditures getting the program going such as adequate equipment to do the work. Ruth recommends electric mulching lawnmowers and electric leaf blowers plus other equipment as needed and states that the expense of new equipment should be looked upon "as an investment in the improved look of our community landscaping...."

In the Board discussion that followed, JoAnn Wilson expressed concern about the additional workload that Frank, ETA's Director of Facilities and Operations, would be responsible for

including the recruitment, hiring, training, and management of the student workers. Ray shared this concern. Connie Hirsch asked about a trial period should the program be unsuccessful. She was assured a trial was part of the plan. Wayne offered the following motion.

*In support of the Board's earlier approval of the Landscape/Grounds Maintenance Motion in March 2023, I move that the Board:*

- *Establish December 31<sup>st</sup> as the termination date for our current landscape contract;*
- *Authorize the Facilities Director to begin recruiting and training temporary contract workers, by January 1, 2024, to take over all landscape responsibilities as approved in the March 2023 Landscape/Grounds Maintenance Motion and as detailed in the draft Scope of Work contract (August 2023) forwarded to Board members by the Facilities Director; and*
- *Direct the Landscape Committee to continue developing recommendations for a Pilot Landscape Program including a calendar of tasks with Scope of Work and, in consultation with the Facilities Director, present it to the Board of Directors.*

Jan Connell seconded the motion. The vote was: Yes = 6 (Connell, Dorsey, Gregory, Hirsch, Mullen, Russell) and No = 2 (Czwerinski, Wilson). The motion carried.

2. Annual Meeting and Election: Frank distributed a chronology (see Announcements below) and the agenda for the October 24<sup>th</sup> meeting.

### **Announcements:**

1. The next regularly scheduled Board of Directors Business Meeting: Tuesday, October 10, 2023, at 6:30 PM in the Clubhouse.
2. Self-Nomination Forms for the Board of Directors October ballot must be returned to the Clubhouse mail slot before Friday, October 13, 2023, by 5:00 PM.
3. Newsletter with proxy ballot and list of self-nominated persons distributed on Friday, October 20, 2023.

4. The Annual Meeting: Tuesday, October 24, 2023, at 7:00 PM in the Clubhouse.

**Adjournment:** The meeting was adjourned at 8:10 PM.

## Executive Session

JoAnn Wilson, ETA Secretary. Email: [secretary@etaboard.org](mailto:secretary@etaboard.org)

## Looking Back Over August 2023 Facilities and Operations Report

Frank L. Gaddini, [etadirector@email.com](mailto:etadirector@email.com)

August was a perfectly “hot and smoky” month. We had unbounded sunshine, no measurable precipitation until the very last days; but smoke from forest fires up the McKenzie suppressed much outdoor activity throughout the month. The air quality and smoke was respectively, so high and dense that we performed no work on the 14<sup>th</sup>, 15<sup>th</sup>, and 16<sup>th</sup> of the month to protect the health of workers.

During the month we performed a number of Reserve Study tasks, among them were 1) pre-painting carpentry; 2) dry/wet rot carpentry repairs, 3) repainting patios and specific wall elevations, 4) chimney tuck-pointing, and 5) foundation repairs. In total, we performed 122 individual work jobs. Twenty-one jobs were specifically Reserve Study jobs. Reserve Study work is paid from our Reserve Fund. The others were mostly routine maintenance tasks. Routine and regular maintenance is funded from our Operations Budget

You may be noticing very active yellow-jacket activity this time of year. Many of us have been stung and bitten by these nasty pests. In fact, we abated seven huge hornet and yellow-jacket nests during the month.

We also had a number of complaints regarding sugar ants during the month. Interestingly, we observed a possible correlation amid the sugar ant reports. Sugar ants and hummingbird feeders seem to have a symbiotic relationship. The sugar water drips to the ground and attracts the sugar ants. We observed that if the hummingbird feeders are close to kitchen windows, sugar ants entered into the home and invaded homeowners’ kitchen. If the hummingbird feeders were hanging on the patio’s garage wall, they were far away from the kitchen and ants were not present in the kitchens. Now this is all speculation based on

observation, *but* perhaps if you have a hummingbird feeder hanging outside your kitchen window and you have sugar ants invading your home, try relocating that hummingbird feed far away from your kitchen window and sliding door.

Recently, too, you may have noticed black tubes wrapped over many of the sapling (very young) trees. The tubes are there to protect these young trees from deer. Male deer scratch the fur that covers their antlers as deer move into the rut season. The rut season is that time of year when male deer behavior is associated with the urge to breed. The male deer rub their antlers against the sapling ripping the bark off the tree. This is known as girdling, to cut away the bark and cambium in a ring around (a plant) usually to kill it by interrupting the circulation of water and nutrients. Two of our saplings have already been girdled – just another sign that autumn is before us.

As you read this, we will be at the Fall Equinox. In the Northern Hemisphere the autumnal equinox falls about September 22 or 23. At this moment the Sun crosses the celestial equator going south. On the Equinox there are twelve hours of daylight and twelve hours of darkness, and as time moves forward the daylight will fade shorter and shorter until the shortest day – the Winter Solstice.

Enjoy autumn at Edgewood Townehouses. We live in one of the most spectacular park-like settings in all Eugene.

## ANNOUNCEMENTS

### Chronology for Annual Meeting

--All Self Nomination must be submitted by Friday, ---  
October 13, 2023  
--Newsletter with proxy ballot and list of self-nominated persons distributed on Friday, October 20, 2023  
--Annual Meeting Tuesday, October 24, 2023, at 7 PM in the Clubhouse

### Annual Meeting Agenda

Call to order  
Approval of Minutes  
Old Business  
Table for Next Regular Business Meeting  
New Business  
1. Election of Board Members  
2. Call for Floor Nominees  
3. Cast Ballots  
4. Count Ballots  
5. Announce Election Results  
6. Operating and Reserve Fund Presentation  
Questions from the Floor  
Announcements  
Adjournment