

The FYI

A Private Residential Community

Newsletter for the Edgewood Townhouse Association

MESSAGE FROM THE BOARD

Preserve • Restore • Maintain

Paul Turpin

President, Edgewood Townhouse Association etapresident@email.com

- With this FYI: an initial survey for homeowner feedback.
- Frank Gaddini’s inspections continue, and the Reserve Study develops steadily.
- Raising money and reducing costs are two areas to think about.

~~ Pool opening set for Friday, June 18, 9:00am ~~

An initial survey accompanies this FYI. The Board decided in its June meeting to begin surveying homeowners about possible ways to address our financial situation. While there was some disagreement about the survey’s timing and scope, the entire Board is united in wanting to find out what homeowners are thinking. Please take the time to give us feedback on this survey!

Assessing our needs continues to be the theme as we move through June into July. Frank Gaddini’s inspections of our buildings and grounds continue. The inspections are taking longer to complete than we had first hoped, and the Reserve Study with them; but the resulting information will give us rich data and will be easy to keep updated by Frank’s successor.

The Reserve Study promises to give us a comprehensive view of two crucial sets of information: the maintenance needs we are facing soon in terms of cost and expected remaining life, and the longer term goal of fully funding our Reserves. The first tells us how much we need to raise quickly, and the second tells us what our regular annual assessments will need to be.

As the Reserve Study work continues and we think about our options, keep in mind that the two main approaches to our problems will be raising money and reducing costs. I fully expect we will have to do both. Our painting needs and the pending roof replacements are sizeable enough that we will have to raise additional money – which means from homeowners. It is doubtful we will be able to solve the problem through reducing costs alone, though reducing what we can, will be important.

We now already have to reduce our outlays. Our Reserves are low enough, and enough of our roofs are deteriorating quickly, that we have to set aside what money we’re able to save for roof replacement and other emergencies. This means non-emergency capital maintenance will have to continue to wait.

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Please give the Board feedback on the accompanying straw poll. Return your completed form to the mail slot at the ETA Clubhouse by June 30, 2021. Take advantage of the two open-forum meetings coming up on the 22nd and 26th; see this FYI’s announcements.

SPECIAL NOTICE

Homeowner Dues are due on the first of each month.

All meetings are by videoconference unless otherwise stated.

UPCOMING EVENTS

ETA Pool Opening:
Friday, June 18, 9 AM

ETA Open Forum Town Halls (2):
Videoconference,
Tuesday, June 22, 7 PM

Outdoors by Clubhouse,
Saturday, June 26, 1 PM

ETA Regular Board of Directors Business:
Tuesday, July 13, 6:30 PM

ETA Quarterly Open Forum Town Hall:
Tuesday, July 27. Time and place TBA

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

Preserve – Restore – Maintain
Tuesday, May 25, 2021

Board members present were: Paul Turpin, Darell Bidstrup, Sheila Dorsey, Dan Goodlett, Merryn Gregory, Larry Kenton, Sharon Kimble, Michael Maulding, and JoAnn Wilson. Also attending was Frank Gaddini, ETA Director of Facilities of Operations. Sixteen homeowners attended. The purpose of the meeting was to set the guidelines for opening the pool and to discuss ways to inform and involve homeowners in determining how to solve Edgewood's fiscal crisis. President Paul Turpin opened the meeting at 6:35 PM.

Opening the Pool. Paul began the discussion by displaying the "Sector Risk Level Guidance Chart," a document to guide Oregonians in conducting various activities, including outdoor pools, during the Covid-19 pandemic. The guidelines vary depending upon the risk level in each particular county. The chart was compiled by the Oregon Health Authority (OHA) and is available at <https://sharedsystems.dhsoha.state.or.us/DHSForms/Served/le3461.pdf>. At the time of the meeting, Lane County's risk level was high. Assuming the risk level will still be high when the pool opens on Friday, June 18, 2021, the Board agreed after extensive discussion upon the following guidelines for pool operation:

- **Maximum occupancy in the pool/pool deck area will be four.** During ordinary operations, the maximum occupancy is 31. Fifteen percent of 31 is four (rounding down).
- Full-time residents only.
- One-hour maximum use, starting on the hour, with users signing in and out.
- There will be no reservation system. Use will be first-come, first-serve.
- The showers/restrooms will be closed. Homeowners will need to take a cleansing shower at home first before coming to the pool.
- No masking required.
- Six-foot social distancing should be observed.
- No patio access.
- Tables and chairs have been moved to the shuffle board area for swimmers waiting to enter the pool area on the hour.
- If the pool is at maximum capacity, homeowners may sign up for the next hour but if they fail to appear within five minutes, that slot immediately becomes open.

These are terms of use for the pool with homeowners operating on the honor system to protect themselves and others. No one will be hired to monitor compliance. The only paid staff will be for testing the pool water periodically, removing debris from the pool, checking the sign-in sheets, and refreshing the hand-sanitizing supplies. This employee must wear a mask. Frank Gaddini will create appropriate signage and add the guidelines to the back of our normal pool contract so that homeowners understand them when they sign the contract and will have a copy for reference. The volunteer Pool Coordinator, as yet unnamed, will be responsible for accepting homeowner pool use applications and furnishing the pool entry door code to applicants.

According to the Governor's Office, counties will go to Lower Risk when 65% of the county's age 16 and over population has

received at least one dose of a Covid-19 vaccine. Lane County is close to this level and may achieve it before the scheduled June 18 opening date. If that happens, the Board will reconvene to revise the guidelines as appropriate.

Edgewood's Future: Informing and Involving Homeowners:

Paul summarized the meeting he had with the driveway co-captains, saying that he thought it was productive. Responding to questions by Board members, Paul said that he would be the point person at all of the driveway gatherings because he's the person most knowledgeable about *both* the financial aspects (bookkeeping and the Reserve Study) and the construction aspects (what the capital maintenance actually consists of) of ETA's current situation. Paul noted that without the Reserve Study we don't know yet how big the gap is between what we'll have and what we'll need in the next several years. Several Board members commented on the financial statements, saying many homeowners probably find them difficult to understand. Can the data be conveyed more simply and effectively? Many Board members expressed frustration at how long the process is taking to decide upon solutions to present to the homeowners for discussion and an ultimate vote, whether it's CC&R amendment(s), a one-time special assessment, a dues adjustment, continuing annual special assessments, *etc.* A few Board members had reservations about the driveway gatherings—would they bring out the homeowners who typically don't participate? Is it really necessary to have a meeting in each separate driveway? To start generating ideas for solutions, Board members agreed to exchange ideas among themselves right away. Paul will start the process by emailing an outline of possible approaches. Board members kept returning to one common theme: we have an investment here. It's the Board's responsibility to run the business of the association and it's the responsibility of the homeowners to help protect our shared investments in these 19 buildings and nearly 12 acres that is Edgewood Townehouses. We find ourselves in this situation because for decades ETA has not been setting aside money. We cannot delay any longer.

Dates for the driveway gatherings will be announced soon. It's a way for homeowners to become familiar with the current fiscal crisis, digest the situation, and share their thoughts in a small group atmosphere. Paul agrees with Board members that the sooner we can offer solutions to homeowners, the better. He hopes that the Board can finalize its proposal(s) in August and the vote can be held in September. That would permit a subsequent vote this year if the earlier vote fails.

There is already a scheduled Zoom town hall (open-forum) meeting on Tuesday, June 22. Board members agreed to schedule an addition town hall on Saturday, June 26, at 1:00 PM. It will take place outdoors in the lawn area in front of the Clubhouse. Homeowners are encouraged to bring their own chair. If the meeting has to be cancelled due to weather, the alternate date is July 10, same time and place.

The meeting was adjourned at 9:05 PM.

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

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

Preserve – Restore – Maintain
June 8, 2021

Call to Order: Board President Paul Turpin called the meeting to order at 6:31 PM. The meeting was held by videoconference due to the COVID-19 pandemic. Board members present were: Paul Turpin, 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. Thirteen homeowners attended.

Approval of Minutes: The minutes of April 27, 2021, and May 11, 2021, were unanimously approved.

Financial Report: Submitted.

ETA Safety Committee Report: None submitted.

Coordinator Reports:

- **Technology Coordinator:** Dan Goodlett reported that he expects to have the new ETA website live within the next two days. He'll turn next to finalizing the homeowner portal and activating the new ETA web mail.
- **Swimming Pool:** Closed. Frank Gaddini said that the volunteer 2021 Pool Coordinator will be Debbie Pasquali. She will collect the Pool Use forms from homeowners and issue the code to access the pool area. Frank will place the forms in a plastic folder at the Clubhouse entrance. Homeowners should return the signed form to the Clubhouse mailbox.
- **Clubhouse Coordinator:** Closed.
- **Welcome Coordinator:** Bruce Trafton recently met with the new homeowner at 137 WW.

Facility Report: Submitted.

Educational Minute: Frank reviewed a list of "HOA Trends for 2021." They include a number of challenges HOAs face as we emerge from the pandemic such as budgeting, technology, board transparency, and fair housing.

Old Business:

1. **Reserve Study:** Paul Turpin said that the Reserve Study will probably be complete sometime in July. He reported that we are getting extremely rich data that is going to be exactly tailored for the situation at ETA. Treasurer Dan Goodlett said he is still thinking about the near term and if we're going to do a special assessment, it's something we need to get going on. Paul replied that he is thinking of getting a committee together to collate on ideas to circulate among homeowners in order to whittle down the ideas for a proposal to vote on in September. This timing would allow us to hold a second vote if we need it before the end of the year. Dan pointed that that will coincide with our budget-planning cycle which would make for a very busy end of summer. Paul continued that

while we are far behind in capital maintenance, we have to put limits on what we spend, holding back some funds to handle emergencies. Board member Sheila Dorsey asked Frank how long will be needed to complete the inspections he is performing for the Reserve Study. Frank said he expects to complete inspections of 70 of the 90 townhouse interior patios before the July Board business meeting.

Board member Darell Bidstrup raised his hand to move that we do a straw poll of all the homeowners. The poll would include three options: a one-time increase in the monthly homeowner dues (HODs); changing the CC&Rs to allow the Board to raise the HODs by more than 4% annually; and a multi-year special assessment. Darell emphasized that the HOA needs money for capital maintenance and we need to keep moving forward. At the request of the Board president, Darell agreed to temporarily withdraw the motion and reintroduce it later in the meeting.

2. **The Future of Edgewood: Informing and Involving Homeowners:** Paul summarized the current efforts to inform and involve homeowners. They include two town halls in June, one on Zoom and one on the lawn outside the Clubhouse, as well as the driveway gatherings. He said it was too soon to say how they will develop. Some of the driveway co-captains have met preliminarily and one group has invited Paul to speak to them.
 3. **Landscape Committee:** Darell Bidstrup talked about a walking tour that morning with landscape architect John Pellitier. Also participating were Board members Larry Kenton and JoAnn Wilson plus Frank Gaddini. John began by talking about the history of Edgewood's landscape which was designed by Lloyd Bond, a well-known and influential UO landscape architect. John shared a lot of useful information/guidelines about what we could do to improve our overly mature landscape, covering such topics as pruning, reducing ladder fuels, rebuilding our soils, saving water, improving the views the public sees of our community (e.g., corners, driveway entrances), and so on. Darell said that people didn't just buy a townhouse at Edgewood, we all bought into a park. The Board agreed by consensus that Darell would lead a Landscape Committee. Darell said he was enthused and ready to take action.
- 8:05 PM – 8:10PM: The Board took a 5-minute break before resuming its business.**
4. **Board Retreat:** Frank reported that he had not yet identified a date or place for the Board Retreat due to the fluidity of Lane County's pandemic risk level. He will make the arrangements as soon as possible.
 5. **Pool Opening:** The pool will open on Friday, June 18. Lane County's Risk Level will go to "Lower Risk" on June 9, making the maximum number of occupants in the pool area equal 15 (50% X 31, the pool's maximum occupancy). The Board agreed that residents and their guests may use the pool and that the restrooms and showers will be closed at this time. There will be no time limit for use of the pool.
 6. **HOA Master Policy Proposals:** Frank said that the presenters want to wait until later in the year. Having them speak in the fall makes more sense given the renewal date for ETA's current master policy.

New Business

1. **Parking Waivers:** None submitted.
2. **Motion for a Ranked Straw Poll:** Darell again moved that the Board do a ranked straw poll of homeowners asking them to rank three options for raising needed funds for capital maintenance. Darell advocated for the poll to be very brief and to be included as an insert in the next FYI. Paul suggested that language be added to each choice indicating the quorum size and proportion of the affirmative vote that would be necessary for each to pass. Darell said this would just be a straw poll and he wasn't trying to solve it all. Several Board members expressed impatience at repeated Board discussions that don't move decisions forward. Paul expressed concern that some people might mistakenly think that any one of these approaches will solve the problem. Darell replied that this wouldn't stop us from having a special assessment next year. Paul suggested that an open choice be added for those whose favored choice didn't appear. After extensive discussion, the Board voted on the following motion:

Motion to Conduct a Ranked Straw Poll of Homeowners for Funding Options

- *A one-time increase of the Annual Assessment base rate to \$500.*
 - *A change in the Annual Assessment increase limit from 4% to 8%.*
 - *A Special Assessment for multiple consecutive years to come.*
- If none of the above, how would you propose to raise funds to address the rising costs of Capital Maintenance?*

The vote was 7-Yes (Bidstrup, Dorsey, Goodlett, Kenton, Kimble, Maulding, Wilson) and 2-No (Gregory, Turpin). The motion passed. Paul said he voted against the motion because the range of options was too narrow and he moved to amend it by adding a "high-end" option to fully fund the amount needed using \$16K/household and a "low-end" option of continuing the status quo and doing emergency repairs only. Board member Merryn Gregory agreed that a status quo option needed to be included and that using actual numbers tied us into amounts that aren't finalized. Sheila pointed out that this is just a straw poll, it's not binding anyone to a contract. Darell called for a vote to affirm the language of the original motion, without Paul's proposed amendment. The vote remained the same, 7-2.

New Ideas and Questions: None raised due to the lateness of the hour.

Announcements:

1. Pool Contracts: Available by the Clubhouse Front Door on Wednesday, June 9, 2021. Sign and place the white copy in the Clubhouse mailbox.
2. Pool Opening: Friday, June 18, 2021, 9:00 AM.
3. Town Hall (Open-Forum) Meeting: Tuesday, June 22, 2021, 7:00 PM, by videoconference.
4. Town Hall (Open-Forum) Meeting: Saturday, June 26, 2021, 1:00 PM, outside on the lawn by the Clubhouse.

5. The next regularly scheduled Board of Directors Business Meeting: Tuesday, July 13, 2021, 6:30 PM, by videoconference.
6. The next ETA Quarterly (Open-Forum) Meeting: Tuesday, July 27, 2021. Time and Place TBA.

Adjournment: The meeting was adjourned at 9:45 PM.

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

Looking Back Over May 2021 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com 541.915-2524

May was a beautifully quiet month in our lovely community. The weather was mild with a balance of rain and sunshine. May 2021 was also a productive month for the second part of our Special Assessment 2021 Projects. The foundation correction of 139 Westbrook Way was completed, and we addressed two chimney corrections as part of our Special Assessment 2019 Projects. On the grounds and facilities, we recorded fifty-three (53) jobs at Edgewood Townhouses.

During the month of May, we activated our irrigation systems. Each of our 49 irrigation zones was activated and tested. Overall our irrigation system with nearly 3,000 sprinklers is performing well. At the end of the month near 110 Westbrook Way we discovered a break in the irrigation zone line. This break was complex and presented challenges, but we satisfactorily repaired it.

During the month we also abated three standing dead Shore Pine trees along the Brae Burn sidewalk and lifted the canopy on three very mature Ponderosa trees near the entrance of driveway 10 (addresses 50 through 110) on Brae Burn. There were seven large tree stumps that we had ground down, including a very large stump in front of 130 Westbrook Way. This stump was difficult to grind because the root system grew around a natural gas supply line.

Rats!

Pest infestations also occurred during the month. We continue to have outbreaks of rats between Driveways 2, 3, and 4 (addresses 1 through 87). Our Pest Control budget is quickly depleting. We are spending nearly \$900 per month as we are replacing approximately 68 rat-bait bars throughout our community per month. The rats are especially attracted to bird food that scatters onto the ground and becomes embedded in the soils, leaving a buffet of tasty fats and seeds. These foods are rich in calories and are more sought after than our rat bait. *We are* finding dead rat carcasses, but as our pest contractor explains there are likely six or seven living rats for every dead rat we discover. The reason is because the rats are more attracted to the calorie-rich bird food and peanuts we sprinkle out for our preferred target wildlife like birds, squirrels, turkeys, and deer. (Continued)

(Rats! Continued) As a community, *we can control this outbreak of rats!* First, store garbage in closed containers. Second, store pet foods in closed containers and keep pet food bowls clean and empty when not feeding your pet dogs or cats. Third, **please stop feeding the wildlife.** Wildlife does not need help at this time of year. Feeding birds and squirrels prevents them from learning to hunt and forage in the wild for themselves, as they are meant to live. Feeding the wildlife only encourages them to rely on handouts and decreases their skills and ability to survive naturally. Please understand that food for the local wildlife ends up in the bellies of rats. Our good intentions are attracting *all* the wildlife, even the rats.

We have the ability to manage this vicious cycle. If we have the will to control the spread of Covid 19, the ability to reduce our carbon footprint, and the ability to recycle plastics, metals, and cardboards, we can certainly manage to control our impulses to feed the wildlife, which only exacerbates our rat infestation. Please pass the word.

EDGEWOOD TOWNHOUSE FLOOR PLAN – THE ACAPULCO

This is one of the original seven floor plans as constructed in 1970, and the most numerous. The text description is from the original construction. Many of the homes have been updated or remodeled to change some of the described features.

