

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

Message from Your Board President

A couple of days ago, my wife Ruth and I returned from a trip to Nevada and California. As we crossed Willamette from 47th Avenue, I had an overwhelming feeling of how lucky we are to be living here and to be a part of this wonderful community.

After two weeks away the trees had filled out with leaves and there were splashes of color from rhododendron and azaleas. A walk beside the creek revealed that the trillium had been replaced by purple camas lily. The recent rain drained strongly through Brae Burn creek toward Amazon Creek.

I gave myself a couple of days to muster up the energy to get back to the work of managing our association. The strength I need comes from my desire to sustain this beautiful place for myself and all my fellow homeowners.

Thus, we have the need to discuss things like reserve study spending and review of our insurance to make sure we are adequately covered.

Both issues are hard to manage. We couldn't predict how the stresses of inflation brought on by Covid, labor and supply shortages, and recently, the war in Ukraine, would impact our strategic planning. Work will get done. We will accomplish our

primary tasks of roofing and painting, but it will cost us more and it will take longer to complete. Meanwhile, the costs of replacing our structures if a major calamity happens are also going up, which means insurance costs will also go up. The Board is having a special meeting on May 24 just to talk about insurance.

There is insurance risk in every action we undertake. We need to determine what level of risk we are willing to assume. Some mitigation measures to reduce risk may be cost prohibitive. For every increase in costs aimed at alleviating risks, other budgeted items will probably suffer. For example, are we willing to give up our swimming pool to have the best possible insurance? I am not suggesting that we do that, in fact I have not made up my mind on the insurance issue. That is what Board discussions are for.

Board members will go into this meeting with open minds. We will make the best decision based on the information available, motivated by our desire to keep Edgewood Townhouse Association the great place to live that it is.

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

New Clubhouse WiFi
Password:
ww95ww95@E

All meetings are by videoconference unless otherwise stated.

UPCOMING EVENTS

ETA Meeting to Discuss Property Insurance:
Tuesday, May 24, 2022,
7:00 PM. Place TBA

ETA Regular Board of Directors Business Meeting:
Tuesday, June 14, 2022,
6:30 PM. Place TBA

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

EDGEWOOD TOWNEHOUSE ASSOCIATION QUARTERLY MEETING

Preserve • Restore • Maintain
Tuesday, April 26, 2022.

The meeting was held both in the Clubhouse and on Zoom. Three Board members and the ETA Director of Facilities and Operations attended in the Clubhouse along with 12 homeowners. Five Board members and 17 homeowners attended on Zoom. Refreshments were served in the Clubhouse.

Board President Dan Goodlett opened the meeting at 7:00 PM. He then turned the meeting over to anyone having a comment or question. One homeowner asked about the plan for discussion and said she wanted to know what the Board thinks. Dan said Quarterly meetings are open forum. "It's not what the Board has to say, it's the homeowners. It's your meeting." The topics raised by homeowners are summarized below:

Trash Collection and Recycling Trucks on ETA Roads and Driveways: Several homeowners commented on the heavier trucks of one service provider and complained that broken glass is left on Westbrook Way when the truck drives over speed bumps. Frank Gaddini, ETA Director of Facilities and Operations, said that trash and recycling services is a consumer product and ETA can't control the individual carrier choice of the homeowners. Frank added that ETA roads and driveways are made to the same specifications as city streets but acknowledged that there is wear and tear from heavy trucks. Dan said he would contact the provider whose trucks have been observed to leave glass behind when going over speed bumps.

Use of Designated Parking Spots: A homeowner expressed concern about the many cars in designated parking, especially at the entrance to Westbrook Way. Frank said there was some "logjamming" at the entrance, adding that one family has a waiver and is honoring it and there was one household with roommates. Board member Patricia Mullen said the Board is paying attention to this issue. Board member Darell Bidstrup said there is no good way of controlling this for a variety of reasons including that people don't apply for parking waivers and some households have more than two drivers and/or vehicles. Darell added that hang tags are no longer being used. Patricia suggested the Board re-establish the hang tag program. Dan said the topic would be put on the agenda for the next Board meeting.

Reports on Spending of 2022 Special Assessment Monies and Increased Dues: A homeowner reported that some homeowners have approached her complaining that there haven't been reports on the how the 2022 special assessment and increased dues have been spent. She pointed out that there are brief reports in the March and April FYIs and

encouraged homeowners to be patient. Dan said that there have been multiple meetings with roofers and painters getting bids, doing the task we're responsible for. Frank said that he has been putting out RFPs (Requests for Proposals). For roofing projects, Frank sent out 12 RFPs and got six responses. Many factors are involved in who is selected such as being licensed for two-story buildings, new applicable building codes, and availability of materials. At this time, we are going ahead with six roofing jobs with two contractors. Regarding painting, Frank sent RFPs to 14 contractors and got two responses. He assured homeowners that as we move through the summer and fall, we will get projects done.

Board Member Attendance at Meetings: A homeowner pointed out that Board members need to attend all meetings and only a few can be missed. Any absences should be excused by the Board President in advance.

Broken Asphalt in Driveway #4: In response to a homeowner question, Frank answered that we have an asphalt contractor to repair Driveway #4. The project would take place in late May or early June. Timing will depend on the weather. Frank said that ETA streets and driveways must meet the same standard as all city streets. The contractor is doing the job for about \$6,000.

Painting and Replacing Wood: Frank was asked about the timing of painting if wood needs to be replaced. He replied that those assessments will have to be made job by job.

Plants and Trees in Private Patios: One homeowner expressed concern about situations where homeowners let plants grow on the siding. Over time, this will damage the siding. A second homeowner raised a concern about a tree in a neighbor's patio area that was impinging on their roof and recommended Lane County as a place to raise complaints. Frank said that the interior patio areas are homeowners' private property and sometimes it's better to start by approaching another homeowner neighbor-to-neighbor. Board member Paul Turpin said that the HOA is responsible for problems outside the lot lines and has specific responsibilities about maintaining structures. With respect to plantings, Paul continued, it is up to homeowners to maintain their plantings to prevent damage to the siding.

Twice-Monthly Board Meetings: A homeowner asked if the Board could meet twice per month, once as a "management company" and once as a Board. Dan pointed out that the Board does schedule special Board meetings as needed, sometimes several per month, as well as open-forum town halls that are in addition to the regular Quarterly meetings.

Five-Minute Break

Pool Table: A homeowner commented that the pool table in the Clubhouse was positioned wrong. Dan agreed.

ETA Social Director: A homeowner said it would be nice to have a social director to organize various events. She encouraged homeowners to join the Edgewood Townhouses Facebook group.

Prohibiting Charcoal Grills and Fire Pits: Board member JoAnn Wilson said that at its next meeting the Board would be considering a rule prohibiting charcoal grills and fire pits. Frank said the idea came up a couple of meetings ago and that some of our fellow HOAs with a forested canopy have already adopted such a rule. He added that insurance companies favor the idea and some require such a prohibition as a condition of coverage.

Input on Landscaping: Dan asked for homeowner opinions on landscaping. One homeowner would like to see all Sweetgum trees eliminated and stated that our current landscape maintenance contractor is not well qualified in pruning. Board member Larry Kenton thanked the Landscape Committee for all it's been doing. Committee member Ruth Kenney said there have been complaints about the noise from power tools used by the landscape contractor and concerns about carrying away the leaves. Ruth said if anyone wanted to get involved, they would be welcome, and she offered to give brief tutorials on pruning. Committee Chair Darell Bidstrup reviewed some of the changes the Committee is putting into practice including the use of plants that will thrive in less water due to climate change, growing less lawn, planting deciduous trees instead of conifers, and giving up herbicides and nitrogen-based fertilizers. One homeowner added that indigenous plants should be prioritized.

Neighborhood Watch Meeting: Safety Committee Co-Chair Ingrid Wendt announced that there will be a meeting in the Clubhouse on May 3, 2022, at 6:30 PM to organize a Neighborhood Watch Program at ETA. A representative from the Eugene Police Department will be present. Frank will send out an email reminder to all homeowners.

Adjournment: The meeting was adjourned at 8:49 PM.

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

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

Preserve • Restore • Maintain
Tuesday, May 10, 2022

Call to Order: Board President Dan Goodlett called the meeting to order at 6:30 PM. The meeting was held by videoconference. Board members present were: Dan Goodlett, Darell Bidstrup, Ray Czerwinski, Sheila Dorsey, Merryn Gregory, Larry Kenton, Patricia Mullen, Paul Turpin,

and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Facilities and Operations. Eight homeowners attended.

Approval of Minutes: The minutes of April 12, 2022, were unanimously approved

Financial Reports:

- **Treasurer:** Submitted. Treasurer Ray Czerwinski asked about the use of the 2019 Special Assessment for Chimneys for power washing the chimneys at 35-87 WW. Frank Gaddini replied that the Board, through a motion, approved those monies for chimney repair until the funds were exhausted. Frank added that during the course of this year the entire balance will be spent on chimney repair. More generally, Paul Turpin pointed out that special assessments are approved for a restricted purpose specified when an assessment is passed.
- **Reserve Study Coordinator:** Paul said the foundation repair at 60 BB was recently completed and the cost was well below original expectations, \$23,000 instead of \$60,000. The saving was the result of a new technique to correct the floor deck instead of the foundation. Correcting the floor deck avoided lifting the foundation. With Paul's retirement from the Board effective May 31, 2022, Dan will assume the responsibilities of Reserve Study Coordinator.

ETA Safety Committee Report: Committee Co-Chair Linda Sage reported on the Neighborhood Watch informational meeting held in the Clubhouse on May 3, 2022. The meeting was well attended by approximately 14 homeowners. Linda thanked the four Board members who were in attendance. Janina Rager from the Eugene Police Department described the program. There is no cost to participate though signs can be ordered on Amazon.com at a reasonable price. Officer Rager provided a lot of good information and provided a handout that Board members Merryn Gregory and Patricia Mullen volunteered to duplicate and distribute to homeowners. The Neighborhood Watch Packet is also available at <https://www.eugene-or.gov/DocumentCenter/View/56619/Eugene> . Any homeowner interested in a free safety inspection may call Janina Rager at 541-682-8186 to request her services personally.

Landscape Committee Report: Darell Bidstrup reported that the committee has not met this last month but he and committee members Ruth Kenney and Patricia Mullen have been busy pruning and planting. Darell emphasized the need to conserve water given the continuing drought.

Coordinator Reports:

- **Technology Coordinator:** Dan reported the following items: (1) Email addresses have been issued to all Board members. Dan is waiting to hear back from the members

about how he should properly set up their accounts. (2) The ETA Zoom webinar program was ordered. (3) A link to the April 2022 FYI was sent to all homeowners. Dan will be monitoring frequency of usage. (4) The Quarterly Report will be emailed to all homeowners. Dan will add ETA's usual email confidentiality disclaimer to all financial reports emailed to homeowners. The disclaimer reads,

"The information in this e-mail and in any attachments is confidential, privileged, and the property of Edgewood Townhouse Association. If you received this message in error, please destroy this message and delete any copies and attachments stored in your systems and notify the sender immediately. Further distribution is prohibited."

- Swimming Pool: Closed.
- Clubhouse Coordinator: A volunteer is needed. Any interested homeowner is encouraged to contact Dan at president@etaboard.org.
- Welcome Coordinator: Submitted.

Facility Report: Submitted.

Old Business:

1. Foundation Repair at 60 BB. See the preceding Reserve Study Coordinator Report.
2. Insurance. Frank gave a brief presentation on points to review and answer when the Board meets to select the insurance carrier for the master policy. Due to the complexity of the issue, the Board agreed to schedule a special meeting on insurance. It will be held on May 24.
3. Board Retreat/New Member Orientation. The Board scheduled its retreat for Tuesday, June 7, 2022, at 11:30 AM, in the Clubhouse and on Zoom. The meeting is a Board team building activity. Only Board members may attend. No Board business will be conducted and there will be no cost to ETA.
4. Collection Box Status. Frank reported that a night-time depository box has been ordered. Once it arrives, it will be installed by a contractor. Frank estimates the total cost will be about \$1,000.
5. Use of Charcoal Grills and Fire Pits. Frank said that insurance carriers are increasingly requiring a prohibition on use of charcoal grills and fire pits as a condition of coverage. As a consequence, Board members agreed that it makes sense to prohibit their use. The Board will consider such a rule at its next business meeting.
6. Relocation of Pet Waste Collection Station. The pad for the new station is in. Frank said he would post signs notifying homeowners of the relocation about two weeks before the move takes place. The new location will be in the area of the Overflow parking lot.

New Business:

1. Parking Waivers. None submitted.

2. Pool Opening. Frank said that for the last six to seven years the pool usually opened in mid-June. The season is traditionally 100 days though it can be extended depending upon weather and homeowner interest. Once the date is established, the contractors can be scheduled to test the heating and boiler systems and make ready the water and pool deck. The Board unanimously agreed to open the pool on June 17 at 9:00 AM.
3. Debrief: Quarterly Meeting Held April 26, 2022. In response to comments heard at the Quarterly meeting about parking, Dan said the topic would be brought up at a future Board meeting. Ray also mentioned the question about a trash hauler and might homeowners be able to save if only one hauler serviced Edgewood. Frank commented that we cannot mandate which provider a homeowner chooses, and Dan said he would contact the provider whose trucks have been observed to leave glass behind when going over speed bumps.
4. Bookkeeper Job Description. Dan said that we have a firm commitment for 40 hours/month of our bookkeeper's time. She isn't directly employed by ETA but by Accountants on the Go and has assignments elsewhere as well. Producing the monthly and quarterly reports, calling homeowners if their HODs are late, and other responsibilities are a heavy burden on her time. Patricia Mullen asked if we need to have someone else take on some of the responsibilities assigned to her. Dan said our Operations budget was pretty tight but we do need to talk about this at a future meeting.
5. A Reminder: Vacation Rentals Prohibited. Dan reminded Board members that vacation rentals are prohibited at ETA. Merryn suggested that the information be highlighted in the next FYI. JoAnn Wilson noted that this rule is not included with the "Rules and Forms" published online and she suggested it be added to the website as soon as possible. The rule was adopted at the July 10, 2018, meeting of the Board. The minutes, available online, read as follows: "The Board also discussed popular vacation rental options such as Airbnb, VRBO, and HomeAway and unanimously adopted a rule prohibiting them, effective immediately." The rule also appears in the minutes for November 9, 2021, under the agenda item "Educational Minute." Dan said the rule would be added to other ETA rules listed online.

New Ideas and Questions

Dan said the Board is actively looking for a new Board member to replace Paul Turpin who is retiring effective the end of this month. Anyone interested should email Dan at president@etaboard.org. Dan and the other Board members thanked Paul for his many contributions while serving on the Board. He will be missed.

Announcements:

1. Special Board Business Meeting on Insurance: Tuesday, May 24, 2022, 6:30 PM, in the Clubhouse and on Zoom.

2. The next regularly scheduled Board of Directors Business Meeting: Tuesday, June 14, 2022, 6:30 PM, in the Clubhouse and on Zoom.
3. Pool Opening. Friday, June 17, 2022, at 9:00 AM.
4. The next Quarterly Meeting: Tuesday, July 26, 2022. Time and place TBA.

Adjournment: The meeting was adjourned at 8:08 PM.

Executive Session

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

Looking Back Over April 2022 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com

Looking back over the month of April 2022, Edgewood Townhouses can be described as a month that was dripping with color. The month saw many gentle soaking rain showers. During April, most of our trees and shrubs began to bloom in beautiful shades of green with color bursts throughout our rhododendrons, azaleas, and magnolia trees.

Rainfall did not slow down our maintenance, though. We recorded and completed seventy-four (74) maintenance and repair jobs in April. Our facility maintenance focused on a number of capital improvement projects – projects that when completed will endure for longer than three years. One of our more complex projects was the restoration of the patio building walls and patio party walls that deteriorated over their 50 year life span. The work was performed at 57 Westbrook Way including the adjoining patio walls of 42 and 61 Westbrook Way. Another capital improvement project occurred at 40 Brae Burn Drive where we replaced nearly 20 siding panels that had significant deterioration.

Three of our roofs manifest small leaks and we had them inspected to identify the source. We have begun the process of repair at 135 and 175 Westbrook Way and 186 Brookside. Another roof – a flat roof on a Jamacia unit at 157 Westbrook Way – manifested a leak also. We scheduled this flat roof for replacement as well as wall siding in the patio/balcony where the leak occurred. This work will likely occur in May.

On the grounds, we addressed two different projects. The first project was replacement of 70 feet of irrigation piping south of 137 Westbrook Way. This project also realigned several sprinklers to better distribute water during the irrigation season. Our other grounds project was an emergency tree removal. After several days of rain, high winds began to whip through our community, and on Monday, April 18, an eighty-foot Douglas fir tree at 170 Brookside Drive rocked in the wind and uprooted, leaning precariously on another tall fir. We scheduled the tree's immediate abatement to prevent it from crashing into three other buildings at 186 Brookside Drive and 190 and 198 Brae Burn Drive.

As weather warms and we move toward summer, sugar ants begin their ceaseless pursuit of food. You may have noticed a stream of tiny ants parading through your kitchen. Sugar ants can be really annoying, and one way to rid your house of the pesky invaders is to use bait that is laced with boric acid. The sugar ants consume the bait, bring it into their colony, and

contaminate the colony with boric acid. Usually after about two weeks the ant parade lessens until the whole colony is abated. There are sugar ant baits available at your local hardware store.

Enjoy the sights and sounds that surround Edgewood Townhouses this spring season. We reside in a beautiful landscape full of awe and wonder.

GOOD TO KNOW INFORMATION FOR RESIDENTS

Our pool opening date is scheduled for Friday, June 17, 2022.

The pool application forms will be available for pickup during the first week of June. If you or family members are interested in using our pool this summer, complete the application form, read the pool rules on the back of the form, then sign and return the completed form to the Clubhouse mailbox. You will be notified of the code to the pool door by email. The code will be effective on June 17.

New Clubhouse Wifi Password

There is a new server in the ETA Clubhouse, and the password for internet access there has been changed. The new password is: **ww95ww95@E**

Vacation Rentals

The following rule prohibiting vacation rentals appeared in the FYI minutes for July 10, 2018, and it reappeared in the Educational Minute for November 9, 2021:


"Vacation Rentals: The Board also discussed popular vacation rental options such as Airbnb, VRBO, and HomeAway and unanimously adopted a rule *prohibiting* them, effective immediately."

Home exchanges may be allowed after approval by the ETA Board.

Seasonal Ant Invasion

Unfortunately, we are beginning to see our annual lineup of ants in our homes again. We have this event every spring for a few weeks. Here are some ideas about reducing the armies of our unwanted guests.

1) **Sugar ants are the first in our lineup.** These pesky insects invade our kitchens looking for food. Generally, they are harmless to humans and property, although invasive. You can purchase over-the-counter products like "Taro" at your hardware store, which works well managing sugar ants. Boric acid works, too.

2) **Next are carpenter ants.** Carpenter ants are invasive too, and, although non-threatening to human, they are damaging to property. Carpenter ants are distinctively large and very black in color. If you notice carpenter ants in your home, please call our Facility Manager at 541-915-2524 and report the incident. We will manage the abatement of carpenter ants. 

Your Ideas and Suggestions

We appreciate receiving all ETA homeowner suggestions and ideas for change. It is not always possible to implement all ideas, but you can be sure your input is carefully considered. If you would like a personal reply about your suggestion, please email the person you talked with or fyi.editor@etaboard.org. Thank you.