

# 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*

This month we have our ETA Quarterly Open Forum Meeting. Before we start questions and answers, ETA President, Dan Goodlett will give a short report on the state of the Reserve Study Implementation. This will surely inspire questions from the audience.

A half year has passed, and Frank has been busy executing projects identified in the Reserve Study and funded by the Special Assessment 2022. Seventeen properties have had work done, and 176 jobs have been performed on common areas. Seven properties have had patio wall siding repair, eleven have had roofs and gutters worked on. Painting has started with six homes partially completed.

On common property most of the work has been done repairing the irrigation system.

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*Clearly, everything is more expensive than we thought it would be. How will the numbers we have right now affect the reserve study? What are the long term consequences?*

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Overall, \$134,280 has been spent on capital maintenance. The top three items are Siding and Dry Rot Repair at \$50,361, Foundations at \$23,992, and Roofs and Gutters at \$16,085. Our common expenditures were over \$14,233 so far. The majority of these expenditures were on irrigation repairs and ground water repairs.

This overview tells only part of the story. There is analysis of the data we have to do and then taking that data and updating the reserve study. Clearly, everything is more expensive than we thought it would be. How will the numbers we have right now affect the reserve study? What are the long-term consequences? The inflation rate is different for different sectors of the economy, so this is going to be hard to predict.

Dan, Frank, and the ETA Board will have at least some of the answers at the quarterly meeting on July 26, 2022. A report will be published and sent to all homeowners shortly after the meeting.

Stay informed. Attend meetings. And if is it your calling, volunteer. Edgewood Townhouse Association is a wonderful place to live, and we can all help to keep it beautiful and peaceful. ETA needs you!

### 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 Quarterly Open Forum Meeting:**

Tuesday, July 26, 2022, 7:00 PM. Place TBA

**ETA Regular Board of Directors Business Meeting:**

Tuesday, August 9, 2022, 6:30 PM. Place TBA

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Sharon Kimble, Editor  
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**EDGEWOOD TOWNEHOUSE ASSOCIATION  
VIDEOCONFERENCE: BOARD OF DIRECTORS  
MONTHLY BUSINESS MEETING**

*Preserve • Restore • Maintain*

Tuesday, July 12, 2022

**Call to Order:** Board President Dan Goodlett called the meeting to order at 6:32 PM. The meeting was held by videoconference. Board members present were: Dan Goodlett, Darell Bidstrup, Jan Connell, Ray Czerwinski, Sheila Dorsey, Merryn Gregory, Patricia Mullen, and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Facilities and Operations. Twelve homeowners attended.

**Approval of Minutes:** The minutes of May 24, 2022, and June 14, 2022, were unanimously approved.

**Financial Reports:**

- **Treasurer:** Submitted.
- **Reserve Study Coordinator:** Dan Goodlett said that he and Frank Gaddini are meeting, and a report will be included in July's FYI.

**ETA Safety Committee Report:** Co-chair Linda Sage said that further action is needed to implement the Neighborhood Watch program that homeowners previously agreed to form. Specifically, the Committee requested that the Board authorize the purchase of four Neighborhood Watch signs which are available online for about \$100. Dan asked Linda for a more formal proposal to purchase them. Second, the Committee wants to identify the best way for homeowners to readily contact one another in case of suspicious activity. Linda said they have a list of Instant Alert apps but need technical help to evaluate them. Merryn Gregory offered to explore the various communication apps but said in her experience, simpler is better and texting may be the most effective means of communicating. Merryn and the Committee Co-chairs will confer in the coming weeks about the best option. The Safety Committee agreed to send out a message to homeowners asking how many are interested in participating in the Neighborhood Watch program.

**Landscape Committee Report:** Darell Bidstrup said that he was concerned about the use of herbicides and pesticides at Edgewood as well as the use of nitrogen fertilizers. He spoke of our responsibility to take care of our property and Brae Burn Creek, and to nurture the planet. He hopes we can discuss this as a Board and educate ourselves. Committee member Patricia Mullen moved that ETA prohibit the use of glyphosate-based herbicides by ETA workers and contractors. Jan Connell seconded the motion. Frank said while we do use herbicides to target poison oak, we do not use glyphosates and added that our landscape maintenance contractor was recently informed that we do not want glyphosates used on the property. Darell said the motion seemed incomplete because we don't know what is going to be used instead. JoAnn Wilson felt similarly, suggesting the Landscape Committee craft a more complete motion and bring it to the Board next month. Other Board members saw no

need to delay. Dan called for the vote and the motion was unanimously approved.

**Coordinator Reports:**

- **Technology Coordinator:** Dan reported that all the Board officers are on ETA's new email program. Frank and the remaining Board members will be added next. Dan will offer some training to facilitate the transition.
- **Swimming Pool:** Frank said the pool has been open about 25 days. A total of 173 users have signed in, 16 on the 4<sup>th</sup> of July. Usage has averaged five to six users per day when the weather is good.
- **Clubhouse Coordinator:** A volunteer is still needed. Any interested homeowner is encouraged to contact Dan at [president@etaboard.org](mailto:president@etaboard.org).
- **Welcome Coordinator:** Ruth Kenney reported that Welcome Packets have been delivered to 60 BB and 117 WW.

**Facility Report:** Submitted.

**Educational Minute:** Frank had a quick quiz for Board members about the CC&Rs, By-Laws, and Rules, Guidelines, and Procedures. He had earlier furnished each Board member with a three-ring binder containing these documents so members could review them for purposes of meeting the requirements of Oregon HB 2534.

**Old Business:**

1. **Board Retreat.** To accommodate summer schedules, the Board Retreat was rescheduled for Thursday, October 6, from 11:30-1:00.
2. **Earthquake Insurance.** At the Special Board Meeting held on May 24, 2022, the Board voted to select Motus Insurance Services "Option A" Limited Earthquake Master Policy. This option provides the HOA with limited earthquake coverage of \$10 million. Homeowners may opt to purchase coverage from Motus for their loss assessment should there be a catastrophic event. They may also buy additional coverage for their individual units. Homeowner Marilyn Cohen, who worked for months with Frank researching the various insurance options for the Board, sent an email to the Board expressing concern that only 22 units (24.4%) had purchased additional coverage. She wrote that if the whole complex or major portions of it needed to be rebuilt in the event of an earthquake, it might be difficult to raise the necessary money. Dan commented that people have different risk tolerances and personal circumstances. JoAnn said that in a personal call to Motus she learned that average enrollments for the additional coverage is 10-30% of the units, a proportion that often rises in subsequent years. Motus told her that if homeowners wish to add coverage at this time, they can do so by paying a late fee. If there is sufficient interest, Motus will provide an informational webinar for ETA homeowners.
3. **Complying with Oregon HB 2534.** The legislation requires that homeowner and condominium associations review their governing documents and remove discriminatory language or certify the nonexistence of such language on or before December 31, 2023. Prior to the meeting, Board members reviewed the CC&Rs, By-Laws, and Rules, Guidelines, and

Procedures looking for instances of such language. Sheila Dorsey said she found several places where gender-specific pronouns were used and suggested they be replaced with gender-neutral substitutes. The Board agreed. Sheila will meet with Frank to make the necessary changes.

4. Parking. Patricia and Jan offered last month to meet with Frank and to report possible approaches to homeowners parking in designated parking at a later meeting. Patricia said that ten vehicles belonging to five to six homeowners routinely park in designated spaces instead of in their garages as specified in ETA Parking Rules (see <http://docs.etaboard.org/documents/Rules%20and%20Forms.html#r6> ). Patricia suggested that she and Jan meet with the homeowners to ask them what can be done to address this. Darell was skeptical that such a meeting would accomplish anything. Frank pointed out that our CC&Rs give the Board the right to charge a fee for use of common grounds. Patricia pointed out that charging a rent would be a management issue. Darell expressed frustration that the Board repeatedly talks about parking but the issue is never resolved. Patricia said she and Jan would talk with Frank some more and return to the Board for further discussion.

#### **New Business:**

1. Parking Waivers. None submitted.

#### **New Ideas and Questions**

None were raised.

#### **Announcements:**

1. ETA "Celebrate Summer" Party: Saturday, July 16, 2022, from 11:00-2:00, at the Clubhouse. Hot dogs and chips will be provided. Bring your own drinks and lawn chairs.
2. The next Quarterly Meeting: Tuesday, July 26, 2022, at 7:00 PM. Location TBA.
3. The next regularly scheduled Board of Directors Business Meeting: Tuesday, August 9, 2022, at 6:30 PM. Location TBA.

**Adjournment:** The meeting was adjourned at 8:27 PM. The Board took a 5-minute break.

#### **Executive Session**

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

### **Looking Back Over June 2022 Facilities and Operations Report**

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

Looking back over the month of June, weather at Edgewood Townhouses can be described as half and half – "one-half wet – one-half dry." June, the sixth month of the year, is a great month! School's out, the days are long, the weather's warm. Life in *June* is simply perfect. *June* ultimately comes from the Latin *Iunius*, "Iuno," referring to a Roman goddess. In Latin the letter *I* was pronounced *J*, thus the Romans pronounced *Iuno* as *Juno*.

The name *Iuno* itself appears to come from the Latin *iuventas*, "youth," which is related to words like 'juvenile' and 'rejuvenate'. In ancient Rome times, *Iunius* or *Juno* was the fourth month of the year in a 10-month calendar. So, who was Juno, you ask? Identified as a counterpart to the Greek god Hera, *Juno* was an important and powerful ancient Italian deity who became the protector of Rome; wife of Jupiter, queen of gods, and goddess of marriage, juvenile childbirth, and fertility. Interestingly, June weddings are very popular in the northern hemisphere, and the tradition may have started because of the blessing that this goddess bestowed on those wed in her sacred, namesake month.

Before we begin to address some of the many maintenance and repair projects we worked on in June, there are two important items to cover this month. The first item is about trees, shrubs, and plants in your patio space; the second is an update on rat management.

**First, plantings in your patio space.** Trees, shrub, and plants in patio areas are soothing, beautiful and fragrant at times during the year and are a source of pleasure and pride for gardener types. Some of these plants have been in their patio spaces for years and may have outgrown their space – especially patio trees. If you have a mature tree in your patio, it is important to prune the branches at least two feet away from contact with any of the building body and/or the roof surfaces. Please remember that all plants, vegetation, trees and shrubs in your patio are your personal property and your responsibility to manage and maintain.

Besides keeping your trees, shrubs, and plants pruned back at least two feet from the building and patio party walls, it is also your responsibility to assure your trees and plants do not encroach over your lot line and into your neighbor's space. Patio trees sometimes umbrella over into the neighbor next door's lot and shed unwanted blooms and leaves that need to be cleaned up by someone, either you or your neighbor.

**Second, rat management.** The second issue to address this month is management of rats on ETA property. As you may know Edgewood Townhouses, as well as the larger city area, is besieged by rats. These invasive pests seem to be increasing their presence in our community. Our pest abatement program costs have increased again. In June we spent \$1,450 in rat abatement. We are currently baiting thirteen (13) of our twenty-three (23) buildings. One source of our rat problem is the use of bird feeding stations, especially on our "common grounds." The common ground area is any area outside of your lot line. If you hang bird feeders on the exterior of your unit's lot line, you are on common grounds. The suet (animal fat) that binds the seeds in many bird feeders drops to the ground and ultimately attracts the furry pests. As the suet collects on the ground it disperses, dilutes,

and penetrates into the soil, leaving a buffet buried for months and months and months.

So, why are we feeding birds in the summer anyway? Wild birds have a panoply of natural berries, nuts, worms and insects to dine on at this time of the year. Some homeowners say, "We just love to bird watch." The unintended consequence of attracting wild birds to watch out of your front window is costing everyone else in the Association over \$1,000 a month in rat bait management. That is over \$12,000 a year, or the average cost of one patio restoration; or over 100 linear feet of new sidewalk. Money aside, the cost of managing rat infestations has an intangible risk. Rats are known to multiply at a high rate and to carry diseases that affect humans. History is replete with examples of plagues and diseases brought to humans from rats. The newest and most current is a connection between the spread of monkey pox via rats.

Okay, enough said. It is time to return to our maintenance report.

Although June started out wet, the rain did not slow down our maintenance at Edgewood Townhouses. We recorded and completed ninety-one (91) maintenance and repair jobs in June. We focused on a number of different facility activities in May managing several Capital Maintenance improvement projects. Wall siding replacement at 135 Westbrook Way and 157 Westbrook Way were two of our major projects. We replaced a total of 42 wall siding panels that had significantly degraded from ultra violet exposure and decay from rain in these two units. We expect another 50 years of service from our work at these two townhomes.

As the month ensued we experienced three roof leaks that required an inspector with infrared equipment to help us find the rain water introduction into units 67, 135, and 175 Westbrook Way. The leaks in 67 and 175 Westbrook Way have now been resolved and damage to the interior of the premises repaired. The leak at 135 Westbrook remains a mystery, but we believe it is at a roof and chimney contact point. As summer proceeds we will be taking steps to resolve this leak too.

On the grounds our lawns and weeds were growing at an astoundingly fast pace during the month, likely due to all the rain. Our crew of three student contract laborers and our professional landscapers could barely keep up with mowing, clearing tall vegetation in our rough areas along the creek, while weed-eating and mowing our cultivated lawns. The explosion of rapid growth of the flora kept us very busy. Our irrigation season finally began in the middle of the month as rains finished. We performed two major irrigation repairs, one in front of 8 Westbrook Way and the other along our border with our neighbors to the south. At 8 WW a zone water supply line burst, and we redesigned the area to better

manage the existing plants' need for irrigation. At our south border with the cemetery, we installed eight new sprinklers.

Last on our report we managed the relocation of the Pet Waste Collection Station that was formerly located along the bank of the Brae Burn Creek just west of the pool. The new location of the Pet Waste Collection Station is now in the overflow parking lot near our maintenance storage shed. The area vacated by the relocation has been re-landscaped to accommodate a sitting bench that overlooks the creek. The area is serene, quiet, and peaceful – a wonderful place to sit, meditate, and ponder the beauty that surrounds Edgewood Townhouses. Living here is great...!

## GOOD TO KNOW INFORMATION FOR RESIDENTS

### ETA Neighborhood Watch Program

Handouts were distributed to all ETA residents earlier in May or June. Contact Safety Committee members Ingrid Wendt [idwendt@comcast.net](mailto:idwendt@comcast.net) or Linda Sage [lindacsage@msncast.com](mailto:lindacsage@msncast.com) if you need the handouts or want to participate.

### New Rule for Edgewood Townhouse Association

The Board of Directors has implemented a new rule to comply with our new Master Insurance Policy with Farmers Insurance.

Use of Barbeques. *Use of briquettes and/or lump charcoal barbecues and wood-burning fire pits within the unit's lot line is prohibited. Use of natural gas, propane, and/or electric stoves and/or barbeques is allowed.*

## EDGEWOOD TOWNEHOUSE ASSOCIATION VOLUNTEER SWIMMING POOL WATER SAMPLE TESTER

This work may be shared by more than one Volunteer  
This is a Limited Duration Volunteer Position  
**Volunteer Today!**

Posting Date: Friday, July 22, 2022  
Filing Deadline: Currently open until filled

### DUTIES

Under the supervision of the Edgewood Townhouse Association (ETA) Facility Director, performs daily swimming pool maintenance activities for the ETA. Duties will include: 1) testing the swimming pool water chemistry; and 2) recording the test results.

### VOLUNTEER TIME

Thirty minutes or less per day. Sample must be taken before 10 AM.

### How to Apply

Contact the ETA Facility Director, Frank Gaddini at 541-915-2524.