

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

September was the busiest month for doing Special Assessment/Reserve Study projects. We have doubled what we had accrued since our August report. Total capital spending to date is \$326,174, clearly showing that we have gained momentum in executing our project goals.

The largest single item being done is siding and dry rot repair. This type of work is a prerequisite to painting. We don't want to have to repair a wall after it is painted.

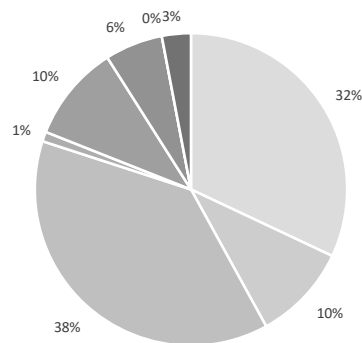
Concurrently with repairs and painting, work continues on roofs. By the time of our Annual Meeting, we should have a good idea of how many roofs have been completed along with all the other projects. We will also have a good picture of what our cost overruns will be. With inflation and price increases for materials and labor, overruns are a given.

Looking forward to seeing you all at the Annual meeting. Get out and vote!

Spending Detail

1 Total 9100 · Roofing & Gutters	32%	\$ 104,865
2 Total 9200 · Foundations & Chimneys	10%	\$ 32,895
3 Total 9300 · Siding & Dry Rot Repair	38%	\$ 122,291
4 Total 9400 · Doors	1%	\$ 4,740
5 Total 9500 · Painting	10%	\$ 32,152
6 Total 9600 · Grounds	6%	\$ 19,036
7 Total 9710 · Swimming Pool	0%	\$ 279
8 Total 9800 · Clubhouse & Office Interior	3%	\$ 9,916
		\$ 326,174

Capital Spending Year Ending Oct 11, 2022



- 1 Total 9100 · Roofing & Gutters
- 2 Total 9200 · Foundations & Chimneys
- 3 Total 9300 · Siding & Dry Rot Repair
- 4 Total 9400 · Doors
- 5 Total 9500 · Painting
- 6 Total 9600 · Grounds
- 7 Total 9710 · Swimming Pool
- 8 Total 9800 · Clubhouse & Office Interior

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

All meetings are by videoconference unless otherwise stated.

UPCOMING EVENTS

**Annual Open Forum
Business Meeting and
Voting:**

Tuesday, October 25, 2022,
7 PM, Clubhouse. Voting will
begin earlier, arrangements
on the following page

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

Tuesday, November 8, 2022,
6:30 PM. Place TBA.

CONTENTS

Message from the Board
Board of Directors October
Business Meeting Minutes
Facilities and Operations
Report
ETA Board of Directors
Candidate Statements

INSERTS

Proxy Ballot

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

ETA ANNUAL MEETING TUESDAY, OCTOBER 25, 2022

- Voting: Outdoors under the tent in front of the Clubhouse from 6:00-7:15 PM.
- Social Hour: Outdoors in front of the Clubhouse from 6:00-7:00 PM.
- Annual Meeting: To be formally opened by President Dan Goodlett at 7:00 PM. Outdoors in front of the Clubhouse.
- Vote Counting: Begins at 7:15 PM. Results will be announced during the meeting, by email, and posted at the Clubhouse.

EDGEWOOD TOWNEHOUSE ASSOCIATION VIDEOCONFERENCE: BOARD OF DIRECTORS MONTHLY BUSINESS MEETING

Preserve • Restore • Maintain
Tuesday, October 11, 2022

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, Darell Bidstrup, Jan Connell, Ray Czerwinski, Sheila Dorsey, Merryn Gregory, Larry Kenton, Patricia Mullen, and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Facilities and Operations. Eight homeowners attended.

Approval of Minutes: The minutes of September 13, 2022, were unanimously approved.

Financial Reports:

- **Treasurer.** Submitted.
- **Reserve Study Coordinator.** Board President Dan Goodlett displayed a pie chart showing capital expenditures as of October 10, 2022. A total of \$326,174 has been spent thus far. As shown by the chart, most of the spending has been in the following three areas: roofing (32%), painting (10%), and siding and dry rot (38%). Dan's goal by the time of the Annual Meeting on October 25, 2022, is to have an executive summary of the Reserve Study spreadsheet available for homeowners.

Coordinator Reports:

- **Technology Coordinator.** Dan said that 70% of the homeowners he's sending an electronic *FYI* to are reading it, or at least opening it. He also said that he's added sending out a summary of the minutes for homeowners' convenience.
- **Swimming Pool.** Frank Gaddini reported that the replacement boiler is being constructed. Installation will be a three-day process. Frank said that due to the continuing demand for plastics, it is unlikely that we'll be able to obtain a new pool cover again this year. Darell Bidstrup commented that the tupelo tree at the southwest corner of the pool shades the pool, and if it were removed, more people might use the pool later into the day. It would also help reduce tree debris in the pool and conserve ground water.
- **Clubhouse Coordinator.** Thanks to Patricia Mullen's leadership in organizing homeowner activities in the Clubhouse, use of the Clubhouse has increased significantly. Patricia inquired about the cleaning schedule for the Clubhouse. Frank replied that the Clubhouse is cleaned weekly, either on Friday or Monday. Patricia agreed to serve

as Clubhouse Coordinator, a position that's been vacant for some time.

- **Welcome Coordinator.** Dan said that the coordinator recently met with two new homeowners.

Landscape Committee. Patricia reported that she and homeowner Wayne Russell have been doing a lot of work clearing the creek.

Facility Report: Submitted.

Old Business:

1. **Improving Signage for Emergency Responders.** Dan said that this item is on the agenda because there has been concern whether there is enough visual information for emergency responders when they come onto Edgewood property to assist a homeowner in distress. Frank asked where the eye would go to find a unit number and pointed out that numbers here are often placed off to the side of a door and at shoulder height. In appropriate locations, Frank said some numbers are being moved and centered over the door. Darell Bidstrup said that centering numbers over the door is institutional, not residential, and he doesn't like such a placement. Larry Kenton said that locating many townhouses is problematic because signage is good for garages but newcomers don't know where the front door is. Merryn Gregory added that the way Edgewood is numbered doesn't make sense. She suggested a centralized map of Edgewood that clearly delineates each unit. Several other Board members concurred that new signage need not be elaborate, just something simple at appropriate locations on pathways. Board members also discussed the increasing sophistication of GPS systems and asked if emergency responders really need additional on-site directional signage. Persons interested in being on an Architectural Committee to recommend direction signage design and placement should contact Dan at president@etaboard.org.
2. **Thinking about the Future, The Next Five Years.** Frank gave an overview of why this item is on the agenda. He said that completing projects on the Special Assessment passed in October 2021 was based on prices projected at that time. But costs have risen quickly and significantly. For example, roofs we estimated at \$6,500 are now costing from \$10,000 to \$12,000. Being limited to a 4% annual dues increase won't raise the kind of funding we need to do the work. After extensive discussion, the Board agreed that a change to the CC&Rs will be needed for future boards to manage their fiducial responsibilities. Dan added that the intent of doing a CC&R change now is that it won't have an impact until the \$600/month homeowner dues sunset on December 31, 2026,

and dues will revert to the 2021 level adjusted for annual 4% increases from years 2022 to 2026. Darell said he would also like the Board to look at ways to find savings, starting with addressing landscaping to reduce water usage.

3. Gate at Brookside and Westbrook Way. Darell asked why we have traditionally locked the gate at Brookside and Westbrook Way except during wildfire season. After some discussion, Board members agreed upon retaining the gate where it is but leaving it open unless it needed to be closed for some purpose. Merryn pointed out that if it is left open all the time, Google Maps will make it an option for entry. Darell suggested that signage could be added to discourage entry. Dan suggested that homeowners who have a preference about the gate should email Darell at dpbidstrup@gmail.com. Darell will report on the feedback he receives at a later Board meeting.
4. Annual Meeting. Dan said that he originally wanted to have the Annual Meeting as an in-person event at the Clubhouse but poor in-person attendance at the previous Board meeting and some homeowners' Covid concerns have led him to conclude that it should be held elsewhere. It was agreed to hold the meeting outdoors instead. Frank and JoAnn Wilson, Board Secretary, will meet to decide the details which will be announced in the FYI and posted at the mailboxes in the week before the meeting. [After this meeting the details were decided and are included in this FYI. Details will also be posted at the mailboxes as is usual for such announcements.]

New Business:

1. Parking Waivers. None submitted.
2. Selection of Options for FYI Delivery (Questionnaire). Dan suggested that an insert be placed in the FYI asking homeowners to state their delivery preference—electronic, print, or both formats. The insert will include a place for the respondent to identify themselves. This will enable us to figure out how many FYIs will need to be printed.

New Ideas and Questions:

Darell said he recently used the new procedure to add an item to the October meeting agenda. He didn't know if it was going to be added and suggested a follow-up email be sent to Board members who use the procedure advising them of the decision. Dan agreed and also noted that a homeowner making a similar request must agree to present the item at a Board meeting on a specific, agreed-upon date.

Announcements:

1. ETA Annual Meeting. Tuesday, October 25, 2022.
 - a. Voting: Outdoors under the tent in front of the Clubhouse from 6:00-7:15 PM.
 - b. Social Hour: Outdoors in front of the Clubhouse from 6:00-7:00 PM.
 - c. Annual Meeting: To be formally opened by President Dan Goodlett at 7:00 PM. Outdoors in front of the Clubhouse.
 - d. Vote Counting: Begins at 7:15 PM. Results will be announced during the meeting, by email, and posted at the Clubhouse.
2. The next regularly scheduled Board of Directors Business Meeting. Tuesday, November 8, 2022, at 6:30 PM.

Adjournment: The meeting was adjourned at 9:01 PM. The Board took a 10-minute break before reconvening.

Executive Session

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

Looking Back Over September 2022 Facilities Report

Frank L. Gaddini, etadirector@email.com

This report is a review of work performed in September 2022. September was a very productive months for our facility and grounds maintenance. During the month we recorded and completed one hundred-eighty-six (186) work jobs.

Nearly half of our work focused on Special Assessment projects. Carpentry repairs preceded our repainting projects. Deteriorated wall panels and chipped, cracked trim was replaced throughout the buildings. Once the carpentry was completed, our painters began the process of applying two coats of protective paint over the exterior surfaces. We managed multiple repainting work throughout the site including front door areas and garage areas. During the month we also began our roof replacement projects. We have contracted with three roof contractors, and the first group of five roofs at 10 Brae Burn and 17, 21, 27, and 31 Westbrook Way were torn off and replaced with new technology-improved vapor barriers, laminate shingles, metal edging, and advanced fastening systems.

Under regular routine maintenance we completed another three really important water supply jobs. We replaced domestic water supply valves at 109, 113, and 117 Westbrook Way. The original valves began leaking after 50 years of service. The new valves should last another 50 years of trouble-free service. This year, we have replaced six original domestic water supply valves

We also focused on a number of irrigation upgrades and repairs at several sites. Outside of 130 Westbrook Way we replaced 20 feet of irrigation main line pipe. In front of 100 Westbrook Way we replaced another electric irrigation valve and approximately 10 feet of new main and zone irrigation pipe. Pressure washing curbs and gutters along Westbrook Way continued as routine maintenance, as well as pressure washing the concrete surfaces in several driveways.

At the writing of this report, autumn has begun. Leaves have quietly started their defoliation from the many beautiful trees that canopy over our townhomes. The Ponderosa pines have already begun their procession to the ground, and our deciduous trees are changing color as they begin their defoliation cycle once again.

Pest management has also been busy during this period. Sugar ants invasions have been reported everywhere. The best method for managing sugar ants is through the use of indoor and outdoor ant baits that are available at the local hardware stores. Feeding the ants bait is a slow but effective way to manage their parading into our homes. It is slow, but sure.

We also continue to bait for rat throughout our community. As we move toward colder, wetter weather, please help us. Please, please, please stop feeding wildlife. The birds, turkeys, squirrels, and deer *do not need our help to survive* – there is plenty of wild food stock for them to forage. They are fun to watch and may provide good feelings, but please do not feed them. When you do you are also feeding the rats. And none of us likes seeing the rats.

Candidate Statements for ETA Board of Directors

Dan Goodlett

Over the last three years plus, I have served on the ETA Board as technology advisor, treasurer, and as president. I have nearly thirty years of experience working in the nonprofit sector and, concurrently, forty years working as an Information Technology professional with many job titles, including systems analysis engineer, nonprofit founder and CEO, board member for two nonprofit boards, and consultant to over thirty nonprofits in the Sacramento Area.

After joining the ETA board, I developed a new website for the association. Soon after, the need for a treasurer arose and I felt that ETA's interests were best served there. As treasurer, I increased the frequencies of visits by the bookkeeper from once a month to four times a month, delegating a lot of Board responsibilities, creating continuity in our bookkeeping processes, and freeing up board members to concentrate on strategic planning rather than doing routine chores. This allowed me more time to analyze data generated by the financial software. My analysis identified that a lot of our expenditures were for unplanned projects, and I devised a method of tracking them in the software. This laid the groundwork for Board discussions which eventually led to the creation of our Reserve Study developed by Paul Turpin. When Paul retired, I volunteered to be ETA President, where I have served this year. My goal is to manage and refine the Reserve Study and to assure that ETA remains a great place to live.

Recognizing that communication is the key to success, I launched the online FYI newsletter. I am also working on simplifying the Reserve Study, translating it from a spreadsheet to a narrative form. I look forward to working with ETA for the next three years and continuing with helping manage this wonderful work in progress.

Larry Kenton

I have served a three-year term on the Board since being nominated from the floor at the Annual Meeting three years ago. I was a bit reluctant and reticent to take on the responsibility of being a board member at the time, but thought, "Oh well, why not?" I don't have a problem being a "squeaky wheel" if I feel strongly on an issue, but I'm not into grandstanding either. It has been a very interesting if not challenging three years, to say the least, but I would be available to serve another term if the homeowners would feel the same. I have loved living here for the past 13 years, and hope that Edgewood remains the gem of the South Hills for years to come.

Ralph Kryder

I have a vested interest in the common good of our Edgewood Townhouse Community. My experience includes 45 years in public education, coaching youth sports, and running a successful business, all of which will add value in working with the Townhouse owners and the public and private entities encountered through public relations. I am a strong conservationist and want to help maintain the beauty and value of our Association grounds and facility.

Wayne Russell

Hello, my name is Wayne Russell and I would like to represent you on the Edgewood Townhouse Association (ETA) Board of Directors.

First, a quick background check. I was born and raised in Petrolia, Ontario Canada, with an older brother. I married my high school sweetheart, Maxine, in 1977 after graduating from the Royal Military College of Canada with a Bachelor of Engineering degree. After serving four more years in the Canadian Armed Forces, I joined the Dow Chemical Company's Information Systems group, designing, developing and implementing Business computer applications. In 1995 Dow moved my family, which had grown to include two lovely daughters, Carissa and Chantelle, to Midland, Michigan. We obtained our US Citizenship in 2000. I retired from Dow after 30 years, and Maxine and I enjoyed travelling the US and other world destinations for several years. Ready to settle down again, the draw of our two granddaughters and daughter Chantelle brought us to Eugene in 2018. We are fortunate to have landed at Edgewood (181 Westbrook Way) in 2019.

As an invested resident, I feel my business experience will enable me to research, discuss and make the critical decisions required of the Board. I believe my Project Management experience will help me encourage the cooperation, coordination and communication between the Board of Directors and Edgewood Townhouse Association members to ensure this continues to be a great community. Although we enjoy the heat of Tucson in the winter, I have attended ETA meetings (via Zoom) and plan to do so moving forward.

Please consider giving me the opportunity of representing you. Thank you.

JoAnn Wilson

I arrived at ETA 10 years ago, eager to return to Eugene after a long hiatus. I knew Edgewood was where I wanted to live from the moment I saw the online photos. Between my student days at the UO in the '70s and my moving back to Eugene, I spent most of my career working in government as an editor and researcher in two states' departments of labor. Once I was settled at Edgewood, I joined the board, initially to fill a vacancy. For most of my time on the board, I have served as secretary. I've taken seriously my job to create a full, accurate, and transparent record of official meetings. The board members I've served with have worked hard to protect this unique community. I'm proud to have played a part in taking on our financial challenges so Edgewood will remain a good investment for homeowners. This effort is ongoing. At the same time, a sense of community is important. As we transition from Covid-19 restrictions, I'm encouraged by the signs of neighbors reestablishing shared activities. Edgewood is a great place to live, and I hope to

continue building on what we've achieved thus far. I ask for your vote. Thank you.