

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

Happy Holidays from the Edgewood Townhouse Association Board of Directors.

In December the ETA Board of Directors revisited our motion from our November meeting which called for keeping the gate open for a trial period. We agreed that “The ruling on opening the gate be suspended until after the January 2023 Open Forum meeting.” This does not change our ruling, only delays it. Many of us feel that the residents on the western section of Westbrook Way should have a chance to hear both sides of our argument and perhaps bring evidence to support keeping things the same as they were, and others can talk about why they support leaving the gate open. We stress, bring your evidence, and temper your emotions.

The Open Forum Quarterly Meeting will be on January 24 at 7 PM and will be in the clubhouse and on Zoom. Please attend.

You may also want to chime in on the recent conversations that we are having on the Board about having the Edgewood community vote on a revision to change the CC&Rs to allow the percentage dues can be increased from the current four percent to a percentage not yet determined. Given the increase in inflation recently, we anticipate that the current rate will not adequately fund our operational budget in coming years. We will be having discussions over several months before we propose a motion.

Finally, there is community after (or during) Covid. Earlier this month over 35 persons attended the holiday potluck, organized by Patricia Mullen. It was good to have some semblance of who we were before 2020.

We will all celebrate this special time of year according to our traditions, and the ETA Board wishes you a happy and healthy New Year.

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

ETA Regular Board of Directors Business Meeting:

Tuesday, January 10, 2023, 6:30 PM. Place TBA.

ETA Quarterly Open Forum Meeting:

Tuesday, January 24, 2023, 7:00 PM. Place TBA.

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

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

Preserve • Restore • Maintain
Tuesday, December 13, 2022

Call to Order: Board President Dan Goodlett called the meeting to order at 6:33 PM. The meeting was held by videoconference. Board members present were: Dan Goodlett, Darell Bidstrup, Jan Connell, Ray Czerwinski, Sheila Dorsey, 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 October 25, 2022, and November 8, 2022, were unanimously approved.

Financial Reports:

- **Treasurer:** Submitted.
- **Reserve Study Coordinator:** No report was submitted but Dan said by the end of this month he hopes to do projections for the rest of the fiscal year.

Call for Agenda Items: Darell Bidstrup noted some aesthetic changes that he has observed since moving to Edgewood. They include display of yard art, painted porches, homeowners planting on common property, and signage displayed in front of a unit. Dan agreed to include the items on a future meeting agenda.

Coordinator Reports:

- **Technology Coordinator:** No report submitted.
- **Swimming Pool:** Closed.
- **Clubhouse Coordinator:** Dan thanked Patricia Mullen for the successful holiday potluck. Patricia said about 35 homeowners attended. She also mentioned that a lot of cleaning had to be done before the potluck and asked Frank Gaddini about the expectations for the contractor employed to clean the Clubhouse.
- **Welcome Coordinator:** Dan reported that there were no meetings in November but the Welcome

Coordinator will be meeting with several new homeowners in December.

Landscape Committee: Patricia asked Frank if the lawns in certain areas on Westbrook Way near the new sidewalk could be barked instead of having lawn there. She also said she liked leaving leaves in beds and asked Frank if that could be generally done instead of having the leaves removed by the landscapers. Frank replied that the issues are complex and along with benefits there are consequences that need to be considered. A full discussion will be scheduled for a future Board meeting.

Facility Report: Submitted

Educational Minute: Frank summarized a document sent earlier to Board members on what makes a board successful. The “Five Traits of the Most Successful Teams” are as follows: psychological safety; dependability; structure and clarity; meaning; and impact. Jan Connell said she would like to see the “Model Code of Ethics for Community Association Board Members” that Frank also mentioned. Frank said he would forward it to all Board members for later consideration.

Old Business:

1. Gate at Brookside and Westbrook Way. Dan opened the discussion by saying there had been a lot of response to the Board’s decision last month to open the gate for a 12-month trial to assess if the gate should be left permanently open. Dan said he saw good points on both sides but felt the Board had moved too quickly and should have waited until there was an open-forum meeting where homeowners could weigh in. Ray Cwerwinski said he believed there were valuable points made last month about safety and roadway wear and he supported the decision to have an adequate test period so we could get fact v. fiction about various homeowner concerns. Darell commented that he is fine with having an open-forum meeting but he asked what problems have occurred in the four-month period the gate has been open and said we need a longer trial period

before making a decision. He also spoke to the fact that the road is common property and a decision must take into account the interests of every homeowner, not just those of the homeowners in the vicinity who are directly affected. Patricia said she had observed trucks entering the property at Brookside on three occasions. She added that she had had insufficient information at the last meeting about how the affected homeowners felt and now regretted her vote in support of opening the gate. At Dan's invitation, Patricia moved that, "The ruling on opening the gate be suspended until after the January 2023 open-forum meeting." The motion was approved (Yes: Connell, Dorsey, Goodlett, Mullen, Wilson; No: Bidstrup, Czerwinski.)

2. Request for Architectural Review: 11 WW and 75 WW. Frank said the requests were to install ductless heat pumps on common property. No homeowner comments have been received as best we know. Frank explained that in the past, the Board held a hearing on such requests before making a decision. He suggested that we could talk about it at the open-forum coming up next month. Ray stated that none of our opinions matter because our CC&Rs prohibit their placement on common property and the Board's job is to abide by the letter of the law. Patricia agreed with Ray saying the Board has no business giving exceptions. Darell asked what it would take to amend this prohibition so we can move forward in the future. Dan replied that the Board cannot change the CC&Rs. It must be done by a two-thirds vote of the community. Frank said we should look at the CC&Rs methodically over the next couple of months but that we should seek to live within them as creatively as we can. There are 18 heat pumps already situated on common property so it's a complex problem and the Board should think it through carefully before acting.

7:59 PM: The Board took a 10-minute break.

New Business:

1. A Model to Amend the CC&Rs: Article IV, Section 3 (a). This provision of the CC&Rs limits an increase in the annual assessment (dues) to no more than 4% unless approved by a two-thirds

vote of homeowners voting at a meeting called for this purpose. Board members agreed that 4% increases will never generate enough funding to move into the future. Frank said that after the Board decides upon the change to the maximum percentage increase, the process to publish the amendment and vote upon it would take about 90 days. He added that it would be a good idea to have ETA's attorney look at it before proceeding. The Board also briefly discussed additional amendments to the CC&Rs, Article IX, "Use Restrictions." Board members expressed an interest in amending some of these as well. Frank recommended that the Board begin by focusing on Article IV, Section 3 (a) as a discrete item.

New Ideas and Questions: None submitted.

Announcements

1. The next regularly scheduled Board of Directors Business Meeting: Tuesday, January 10, 2023, at 6:30 PM, by videoconference.
2. The next Quarterly Meeting: Tuesday, January 24, 2023, at 7:00 PM, at the Clubhouse and by videoconference.

Adjournment: The meeting was adjourned at 8:35 PM.

Executive Session

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

Looking Back Over November 2022 Facilities and Operations Report

Frank L. Gaddini, etadirector@email.com

This report is of facilities and grounds work performed during the month of November 2022. Typically, I would begin with a review of the work that we accomplished during the month, but with this report, I would like to take a look back over the past eleven months. So below is a quick review.

As winter begins and our Fiscal Year ends, it makes sense to take a moment and look back over the past year. And it has been a very productive year at Edgewood Townhouses. Because of our Special Assessment funding, we have been able to perform carpentry repairs

throughout the site, repainting of many of our buildings, the replacement of roofs and over three hundred linear feet of sidewalk, and countless improvements to our irrigation and groundwater management systems and to our Pool and Clubhouse Equipment Room.

We need to be proud of our accomplishments and the advancement of our Reserve Study maintenance. We need to be proud that we addressed improvements to our buildings and facilities that had been deferred because of a lack of foresight, funding, and commitment by homeowners in the 1990s and 2000s. We need to be proud that the leadership of the past three presidents – Bruce Trafton, Christine Donahue, and Paul Turpin – brought a resurgence of good planning and proper funding to jump-start our maintenance renaissance. We need to be proud that our current Board and all the new homeowners over the past two years have made a commitment to restoring and maintaining our beautiful park-like setting. We need to all be proud of ourselves as community members, and we need to appreciate our current president, Dan Goodlett and each of the Board members for the volunteer work they perform.

As we move into the future, we need to continue our investment in the maintenance of our grounds and facilities despite the complexities presented by COVID-19, supply-chain uncertainties, a lack of labor, and the effects of inflation on all the products and services we need to keep our community healthy and in good service. There will certainly be challenges to perform the continued maintenance we need. Inflation has eroded our purchasing power. Most of the products and services we consume at Edgewood Townhouses have increased in cost between 10 and 20 percent over the past eighteen months. For example, as we were planning for roof replacements in the first quarter of Fiscal Year 2021, contractors' bid roof replacement costs were in the range of \$8,000 to \$9,000 per roof. Currently though, we are seeing roof replacement costs of between \$12,000 to \$14,000 per roof. Indeed, all of our maintenance and operational costs have increased, from postage stamps to insurance, and from electricity and water to waste disposal and plumbers' charges.

Returning to the November Facility and Grounds report, during the month we completed one-hundred eighteen (118) jobs. Nearly fifty-seven (57) recorded jobs, or forty-nine percent of the work was part of our Special Assessment and Reserve Fund projects. At the beginning of the month, we wrapped up pre-painting carpentry work at 170 and 186 Brookside Drive before we moved to 173 Westbrook and rebuilt the dry/wet rotted patio party wall. Next on our pre-painting carpentry work, we moved to Driveway 5 (101 to 137 Westbrook Way), Driveway 4

(35 to 87 Westbrook Way), and Driveway 3 (2 through 54 Westbrook Way). Carpentry repair work continued at 30 Brae Burn patio, as well as at 75, 79, and 175 Westbrook Way patios.

We also performed a number of Special Assessment and Reserve Fund project paint jobs, including repainting all garage surfaces in Driveway 3, Driveway 4, and Driveway 5, as well as a number of small repainting jobs throughout the site. We applied nearly sixty gallons of paint in November. As we move forward our paint projects will significantly slow down during January, February, and March until temperatures warm up.

One of the most visible Special Assessment and Reserve Fund projects we pursued was our sidewalk replacement along the south creek walkway from 139 to 149 Westbrook Way. We completed 250 linear feet of walkway, and we began the work on 80 linear feet of walkway at the East Bridge next to 40 Brae Burn Drive.

[See map on right.]

Another Special Assessment and Reserve Fund project was roof replacement at both 139 and 149 Westbrook Way, which we completed over the Thanksgiving weekend.

Invisible to most homeowners was the repair in our Clubhouse and Pool Complex from the flood that occurred at the beginning of the month. We believe beavers clogged the groundwater drain line at the Clubhouse and Pool Complex causing our Equipment Room to flood. The flood damaged our Clubhouse furnace, the Clubhouse hot water heater, and the Pool's circulating pump. The boiler for the Pool failed during the last weeks of the Pool season and the new boiler had not been installed yet, so no damage occurred to the dead boiler.

Our routine maintenance on the grounds, at the Clubhouse, and at the Pool continued as usual. As you read this edition of the *FYI*, I want to wish everyone at Edgewood Townhouses safe and happy holidays, a Merry Christmas to those who celebrate, as well as a prosperous New Year...!



New sidewalk at the East Bridge next to 40 Brae Burn Drive – the Big Bridge.