Time to start collecting items to sell at our Neighborhood Garage Sale, June 22 & 23. Sign up green sheets will be available in April and May Newsletters.

Date for interview with the Board of Directors for anyone interested in completing the term of Lynn Tweedie as Director and Pool Director has been changed to March 16, 2001. Please call Carol Trommler, (Director and President) at 641-1835 to arrange for an appointment for the interview.

Easter Egg Hunt has been scheduled for April 14th. More details from the Social Committee later!!

As announced in the January Newsletter, there will be no Monthly Board of Directors Meeting in March.

Some of the residents of Four Seasons have complained (rightfully so) that the amount of dog leavings, doo-doo, excrement – whatever you want to call it – showing up in the common areas, on sidewalks and in people’s yards has increased in the last couple of months. The vast majority of dog owners are very good about cleaning up after their dogs and obeying Beaverton’s leash law. There is a small minority, however, that feel obedience to a law and consideration of other people’s rights only applies to other people – not them. While some of the problem is due to people from outside of Four Seasons, there are some residents here who do not pay attention to the rules. The policing of the Four Seasons’ area is the responsibility of all of us. The Board would suggest that if you see a person walking a dog that does not have a bag in view, ask them if they are carrying one so they can pick up their dog’s messes. If enough people do it, the guilty ones will either start complying or go elsewhere.
Residents are reminded again that it is past time for all exterior Christmas decoration to be removed.

MONTHLY MEETING – February 4, 2001

The meeting was called to order by Carol Trommler, President at 7:07 p.m. at the clubhouse. Present were Carol Trommler, President and Director, Bert Farrar, Vice President and Director of Maintenance, Dick Mullen, Director of Architecture, Dianne Zellner, Director of Clubhouse, M. G. Tabrum, Recording Secretary, and homeowners Nick Bordieri, Pat Farrar, A. J. Hatton, Nancy Kropp, Bob Lange, David LeBrun, Greg Mason, Tammy Mason, Bob Menze and Leslie Solomon.

Motion to accept the November minutes was made by Bert Farrar, Director, seconded by Dick Mullen, Director, and unanimously passed.

Motion to accept the December minutes was made by Bert Farrar, Director, seconded by Dick Mullen, Director, and unanimously passed.

ARCHITECTURAL REPORT – Prepared by Dick Mullen, Architectural Director

Approvals:
15130 SW Wheaton Ln. – Approval to install new garage doors (steel, insulated), same color as old. (1-01)

By the time you receive this report the crocus will be in bloom and the daffodils and other bulb plants will have started to show their heads. Now is the time to look at your yard and start planning for spring clean-up and new plantings. The vast majority of yards within Four Seasons really looked great last year. There are some residents though that, for whatever reason, don’t care enough to spend the time to clean up their yards. It does not take money to make a yard look neat – only time. The Architectural Committee will be making rounds of the area beginning in the middle of March and those homeowners that have work to do will be notified. Please help and do the work necessary to make Four Seasons an area that we can all be proud of.

Question: Greg Mason asked about approval to remove dead junipers in his yard.
Answer: Submit for approval your plan to remove the dead junipers together with your plan for replacement.

Motion to accept the Architectural Report was made by Carol Trommler, Director, seconded by Bert Farrar, Director, and unanimously passed.

CLUBHOUSE REPORT – Prepared by Dianne Zellner, Clubhouse Director

The Clubhouse was used a total of 13 times in January - six times by Scouts, Brownies and 4H, and seven times by homeowners.

We will be looking into placing picnic tables in the area next to and above the Clubhouse by summer. They will be very useful for functions planned by the Social Committee. Also, a memorial bench will be placed in the area in the name of George Garrison. He was a tireless volunteer in our community for many years until his death.

If you want to use the Clubhouse, call Dianne at 503-641-7064 to reserve a date. A $50 cash deposit is required to pick up the key. The $50 is refundable when you clean up and return the key.

Motion to accept the Clubhouse Report was made by Bert Farrar, Director, seconded by Carol Trommler, Director, and unanimously passed.
MAINTENANCE REPORT – Prepared by Bert Farrar, Maintenance Director

The weather has been cooperative the past two months and we have been able to get a good start on the 2001 maintenance chores. Fully a third of our pruning is already done! In addition, we have been able to fertilize all the new plantings done last year and have cleaned up the winter pine and fir needles on about 20% of the common areas. Bark dusting will begin in some of these areas next month! Please remember that all areas that are bark dusted currently will receive a new coating this year.

POOL RELANDSCAPING – We have begun our pool re-landscaping project for this year. If you have walked by the pool and clubhouse you have noticed that the area between the clubhouse and pool is now devoid of the old junipers. Junipers are great for landscaping but these were nearly 30 years old and were becoming difficult to prune properly so they looked attractive. Additionally, the past year we had some ant colonies and bee nests that were nearly impossible to eradicate because they were located in spots difficult to locate and spray. After removing the junipers we reconfigured the area and gave it a more gentle sloping angle which should accommodate our new landscaping materials. When finished this area is going to look GREAT!

Questions: Nick Bordieri mentioned that the footbridge next to the street bridge on Village Lane has been covered by water at times causing pedestrians to have to use the street bridge.

Answer: In order to have the footbridge be out of the 500 year flood plain, it would have to be as high as the street bridge. There are times, however, when the street bridge has been covered with water, especially when the beavers have been busy building their dams or when we have had high water.

Question: Leslie Solomon pointed out that a piece of wood was missing in the foot bridge from the common area to Crystalbrook.

Answer: The Maintenance Director thanked her for calling this to his attention because he was unaware of this. The bridges are checked in August and September when the water is low. Last August and September, they were all OK.

Motion to approve the Maintenance Report was made by Carol Trommler, Director, seconded by Dianne Zellner, Director, and unanimously passed.

President Carol Trommler called on Pat Farrar who had asked to be on the Agenda. Pat Farrar gave Bert Farrar a copy of the plat of the 18 lots, Tracts V, W and X (Village Place) and asked if Four Seasons Homeowners Association would help the 18 homeowners by having someone clean up the tracts (blackberry bushes, dead junipers and trees). She said that money had been collected from some of the homeowners for this purpose. Bert advised her that it would cost more than had been collected so far. He assured her that something would be done.

President Carol Trommler called on Nick Bordieri, Social Committee Chairman, who had asked to be on the Agenda. Nick stated that the Social Committee had ideas for various functions. It was the goal of the Social Committee to have functions not just for the children but for all age groups in Four Seasons.

UPDATE ON PARK – President Carol Trommler said that no information has been received from the Tualatin Hills Park and Recreation District. THPRD will not be developing the park because of a lack of funds. West Beaverton Neighborhood Association, because of this, sent out a mailing to members and people who attend their meetings requesting volunteers to start cleaning up the park and put in a nature trail. Four Seasons is sending a letter to the Mayor and Ron Willoughby of THPRD objecting. Part of Four Seasons backs up to the park; therefore, Four Seasons should be consulted.

NEIGHBORHOOD WATCH – President Carol Trommler stated that in order to get the neighborhood watch program started, she would ask Mark Hyde, Public Information Officer, with the City of Beaverton Police Department to speak at a meeting.
APPLYING FOR UNEXPIRED TERM OF DIRECTOR — Leslie Solomon asked Carol Trommler, President, about applying for the unexpired term of Director (Pool Director) of Lynn Tweedie. Carol Trommler said it was necessary to move the date of interviews with the Board of Directors from March 15th to March 16. Leslie Solomon and Nancy Kropp asked to be listed for interviews on that date. Counting them there is now a total of 4 people interested.

Motion to adjourn the meeting was made by Dick Mullen, Director, seconded by Bert Farrar, Director. Meeting was adjourned at 8:17PM. Next monthly directors’ meeting will be Sunday, April 1, 2001 at 7PM at the clubhouse.

SOCIAL COMMITTEE REPORT — Submitted by Nick Bordieri, Social Committee Chairman

This year’s holiday party was another success. We had a very good turn out from kids and parents in Four Seasons that gathered to celebrate this festive occasion. In addition to the always-popular sleigh ride, carols and arts and crafts highlighted this year’s function. A special visit from Santa Claus, who brought gifts from the North Pole for all the kids, capped off a fun event.

Once again, many thanks to the social committee and many others who helped organize and execute this year’s party.

Mark your calendar for the Easter Egg Hunt on April 14.

A calendar of events for the year will be published.

MORE ABOUT MAINTENANCE — Submitted by Bert Farrar, Maintenance Director

Drop boxes for March will be March 9, 10 & 11 on Wheaton Ln. Drop boxes for April will be April 6, 7 & 8 on Cranberry Ct. Drop boxes are for all residents of Four Seasons including Crystalbrook, The Heights, Summervill Square and The Villas. Drop boxes are monitored. Drop box hours are 1PM to dusk on Friday, 8AM to dusk on Saturday and 1PM to dusk on Sunday. For additional information, see your Handbook, Page 19.

POOL AREA SPRING CLEANUP — A quick word about the overall maintenance of the pool landscaping — we wait to do our major cleanup and bark dusting of this area each year until the month before the pool opens. This allows us to get rid of all the debris at one time and then pool members always have a nice environment to enjoy for the summer.

LEAF BAGS — Please, folks, don’t overfill our leaf bags to the point they weigh a million pounds. This is continually the biggest problem and gripe that I hear from the good people who man our drop boxes. We don’t need somebody to hurt their back trying to “throw” these “monsters” into the drop box.

YARD MAINTENANCE WORKER I CAN RECOMMEND — I am asked by many residents throughout the year if I know somebody dependable who is willing to do yard cleanup, gutter cleaning, etc., etc. I have a very nice and hard-working young man in his 30’s who is looking for such work in our area. He has done work for me and I can highly recommend him. If you are interested give me a call at 646-9217 and I will pass along his name and telephone number.

TREASURER’S REPORT — Submitted by Larry Butler, Treasurer and Secretary

Account Balances as of 1/31/01
Checking 9,228.29
Money Market 127,337.83
Total $136,566.12
ARCHITECTURE

The parking of boats, campers, and recreational vehicles within the confines of Four Seasons is restricted by Article 10 of the covenants. Written requests must be submitted and approved by the Architectural Committee prior to parking the vehicle.

Any architectural changes, such as new roofing, painting, storm windows/doors, landscaping, tree removal, fencing, etc., need prior approval from the Architectural Committee before the project can begin. Mail plans or requests to Director of Architecture, Four Seasons Homeowners' Association, PO Box 2105, Beaverton, OR 97075. Please submit requests two weeks prior to the date work is to begin. All requests will receive a response.

Homeowners in Crystalbrook Homeowners Association should contact the Architectural Director for Crystalbrook Homeowners Association for Architectural approval.

Homeowners in The Heights Homeowners Association should contact the Architectural Committee of The Heights Homeowners Association for Architectural approval. The mailing address of The Heights Homeowners Association is 14314 SW Allen Blvd., #428, Beaverton, OR 97005.

It is the responsibility of the homeowner to notify Four Seasons Homeowners' Association if the property has been sold. If the homeowner is renting the property, the homeowner's new address is needed by the Homeowner's Association. Please send all correspondence to FOUR SEASONS HOMEOWNERS' ASSOCIATION, P. O. Box 2105, Beaverton, OR 97075.

NEW HOMEOWNERS - who have moved into Four Seasons: please complete this registration form so that we may keep our records up to date. Mail to FOUR SEASONS HOMEOWNERS' ASSOCIATION, P. O. Box 2105, Beaverton, OR 97075.

RENTERS: Please do not respond, but send this notice to the homeowner if there has been a recent change in ownership.

Name__________________________________________

Address________________________________________

Telephone_____________________________________

Prior Owner's Name________________________________________

Date you moved into Four Seasons____________________

Did you receive a FOUR SEASONS HOMEOWNERS' HANDBOOK? Yes_______ No_______