Not everything is going up! Four Seasons Homeowners dues for 2002 will remain $220.

Soon the official web site for the Four Seasons Homeowners Association will be up and running (www.fourseasonshoa.org). See page 2.

Good News! Dave Rogers, a resident of Four Seasons has volunteered to be Pool Maintenance Manager. See page 2.

Holiday Party will be December 9, 2001 at the Clubhouse. More information will be provided by the Social Committee.

Annual Meeting of the Four Seasons Homeowners Association will be December 5, 2001 at the Clubhouse at 7:30PM. See below.

Homeowners will be voting for two directors at the annual meeting. If you are interested in being on the ballot, please contact a member of the Nominating Committee (Bob Lange 643-1118, Bill Storrings 644-0165, M. G. Tabrum 646-4325) prior to November 12, 2001.

ANNUAL MEETING – December 5, 2001

All homeowners are encouraged to attend the Annual Meeting. Normally a representative from the City of Beaverton is the speaker. In addition to the regular meeting, the Directors will give their reports for the year of 2001. The election is held for vacancies on the Board of Directors.

Notices of the Annual Meeting which include a ballot will be mailed to all homeowners on November 15, 2001. All homeowners who do not plan to attend the meeting are encouraged to mail their ballot.

Directors are elected for a 2 year period and may continue to run for reelection if they so desire. This year the 2 year period will expire for 2 directors. Anyone who wants to have his or her name placed on the ballot must contact a member of the Nominating Committee (see above) by November 12, 2001. Nominations may be made from the floor with the
consent of the person nominated at the Annual Meeting; however, homeowners not in attendance will have already mailed in their ballots.

The ballots are counted at the Annual Meeting. The two people receiving the most votes will be the 2 directors for the next two years. The five directors decide among themselves who will be president, vice president, architecture director, clubhouse director, maintenance director and pool director.

VOTING – David Roy, Attorney for Four Seasons Homeowners Association, has revised the forms and procedure to be used at the Annual Meetings. There will be a proxy, a separate ballot, a secret envelope and a return self addressed envelope addressed to the Four Seasons Homeowners Association. When voting, either in person or by mail, the homeowner will place the marked ballot in the secret envelope and seal it. **The secret envelope will then be placed in the return self-addressed envelope, the outside of which **must be signed by the homeowner**. The name of the homeowner on the self-addressed envelope will be verified on the homeowner list. All of the self-addressed envelopes will be opened after verification, and secret envelopes removed. All of the secret envelopes will then be opened and ballots counted.

MONTHLY MEETING – November 4, 2001

The meeting was called to order by Bert Farrar, Vice President, at 7:00PM at the clubhouse. Present were Bert Farrar, Vice President and Maintenance Director, Larry Butler, Secretary-Treasurer, M. G. Tabrum, Recording Secretary, Dick Mullen, Architectural Director, Dianne Zellner Clubhouse Director, Joyce Crunican, Pool Director, Nick Bordier, Social Committee Chairman, and homeowners Bob Bowles, Sandi Bowles, Amerillys Clark, Gloria Graggoo, Jerry Draggoo, Anthony J. Hatton, Lamar Johnson, Nancy Kropp, Bob Lange, Greg Mason and Tammy Mason.

Motion to approve the minutes of the October 7, 2001 meeting was made by Bert Farrar, Director, seconded by Dick Mullen, Director, and unanimously passed.

POOL MAINTENANCE MANAGER - Bert Farrar, Vice President, stated that he had two pieces of exciting news to share. He called on Bob Lange to report on the first. Bob Lange stated that Dave Rogers, a resident of Four Seasons has volunteered to fill the position of Pool Maintenance Manager. He was extremely well qualified (a job description was printed in the October 2001 Newsletter). He has assumed the position and Bob Lange will remain a consultant as long as needed.

WEB SITE - Bert Farrar, Vice-President, called on Dianne Zellner, Director, to report on the second piece of exciting news. Dianne Zellner stated that the official Four Seasons Homeowners Association web site is currently under construction. The basic site at [www.fourseasonshoa.org](http://www.fourseasonshoa.org) may be viewed by Thanksgiving. Marv Mitchell, a longtime resident of Four Seasons has volunteered to build and maintain the site. He is a computer consultant and is well versed in this area. The web site is dedicated to providing factual information for people who own, rent or want to buy property in Four Seasons. More to come!

BUDGET - Bert Farrar, Vice-President, stated that the Budget Committee (Bert Farrar, Dianne Zellner, John Podpah, Larry Butler and M. G. Tabrum) had submitted the following budget for 2002:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Area Contract (including barkdust, chemicals, garbage)</td>
<td>27,425</td>
</tr>
<tr>
<td>Common Area Other</td>
<td>8,000</td>
</tr>
<tr>
<td>Dropboxes</td>
<td>7,000</td>
</tr>
<tr>
<td>Dropbox &amp; Common Area Wages – Gross</td>
<td>4,700</td>
</tr>
<tr>
<td>Pool Wages – Gross</td>
<td>9,500</td>
</tr>
<tr>
<td>Pool Maintenance</td>
<td>8,250</td>
</tr>
<tr>
<td>Club House Maintenance</td>
<td>3,300</td>
</tr>
<tr>
<td>General Administration</td>
<td>4,900</td>
</tr>
<tr>
<td>Professional Fees</td>
<td>2,500</td>
</tr>
<tr>
<td>Payroll Deposits</td>
<td>3,850</td>
</tr>
</tbody>
</table>
Insurance 6,600  
Workers Compensation 1,000  
Sewer and water 2,700  
Electricity 3,500  
Natural Gas 4,000  
Reserves 450  
Social 1,400  
Total 99,075

Annual homeowner dues will remain at $220.

Motion to accept the Budget for 2002 was made by Dianne Zellner, Director, seconded by Bert Farrar, Director, and unanimously passed.

TREASURER’S REPORT - Submitted by Larry Butler, Secretary-Treasurer

Account balances as of 10/31/01

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Checking</td>
<td>776.61</td>
</tr>
<tr>
<td>Money Market</td>
<td>87,952.96</td>
</tr>
<tr>
<td>Total</td>
<td>88,729.57</td>
</tr>
</tbody>
</table>

Motion to accept the Treasurer’s Report was made by Bert Farrar, Director, seconded by Dick Mullen, Director, and unanimously passed.

CLUBHOUSE REPORT – Submitted by Dianne Zellner, Clubhouse Director

The clubhouse was used a total of eighteen times in October, including the neighborhood Halloween Party on October 28. The Social Committee will report on this function. The Holiday Party will be Sunday December 9. More information will be provided by the Social Committee.

People need to remember that cleanup needs to be done on the same day of the function unless prior arrangements have been made. Many times there are uses several days in a row.

I want to thank Bob Lange for putting up the flag pole at the front of our Clubhouse deck. It is very much appreciated.

If you want to use the Clubhouse, and your dues are up to date, give Dianne Zellner a call at 503-641-7064 to schedule your function. People calling must also be the homeowner or renter. Please call after 8AM and before 9PM.

Motion to approve the Clubhouse report was made by Bert Farrar, Director, seconded by Dick Mullen, Director, and unanimously passed.

POOL REPORT – Submitted by Joyce Crunican, Pool Director

Winter maintenance is continuing at the pools, thanks to Bob Lange. Again we want to thank him for his many hours of service. We also want to extend a big welcome to Dave Rogers for stepping forward and offering to be in charge of pool maintenance. This is a very important year round position that keeps the pools in a pristine condition for the summer season.

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

ARCHITECTURAL REPORT – Submitted by Dick Mullen, Architectural Director

APPROVALS:
6165 SW 150th Ave. – Approval to re-paint as per submitted colors. (68-01)
15665 SW Autumn Ln. – Approval to remove ivy from parking strip and replace per submitted letter. (69-01)
A number of you have submitted complaints over the past year concerning neighbors that are not in compliance with the CC&R's. Some have been legitimate complaints while others have not been valid. Since your letters have not been signed I have no way of notifying you as to action/non-action. I thought it best to address the issue with a general statement:

Where complaints are valid, the homeowner has been sent a letter requesting that they comply. In most instances they do. When they do not, a second letter is sent and our attorney is also copied. If there is still no positive action after the second letter, the attorney is requested to contact the homeowner explaining that the courts and their associated costs are the next step. Rarely does the situation go beyond this although we have had a couple of court cases over the last 30 years. 95-97% of the homeowners within Four Seasons abide by the CC&R's and believe in them. Anytime you have any questions, please feel free to contact me.

DISPLAYING THE US FLAG – Many within Four Seasons have the US flag displayed which is great. Please remember that there is a certain protocol that should be followed when displaying the flag. If it is flown at night it must have a light showing on it or be under a light. If it becomes twisted (as many have within Four Seasons) it needs to be straightened out and unfurled so that it may fly unimpeded. I would ask that you please follow these simple rules.

Motion to approve the Architectural Report was made by Bert Farrar, Director, seconded by Dianne Zellner, Director, and unanimously passed.

NEW BUSINESS- None

OLD BUSINESS – None

Motion to adjourn the meeting was made by Bert Farrar, Director, seconded by Dianne Zellner, Director, and unanimously passed. The meeting was adjourned at 8:05PM. Next meeting will be the Annual Meeting December 5, 2001 at 7:30PM at the clubhouse.

MAINTENANCE REPORT Prepared by Bert Farrar, Vice President and Maintenance Director

Drop boxes for December will be December 7, 8 & 9 on Village Ct.. No Drop boxes in January. Drop boxes are for all residents of Four Seasons including Crystalbrook, The Heights, Summerville 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.

HOLIDAY THOUGHTS AND THANK YOU'S – As we enter the holiday season it is time for me to reflect on the past year and all that we have accomplished in Four Seasons. For Dean and the young men of Four Seasons who have helped maintain our common areas I want to say Thank You for a job well done. It really is a pleasure to work with such wonderful people who are so dedicated to our area and with whom it is so nice to work. All of the re-landscaping and plantings have gone according to plan along with our general daily activities of weed control, bark dusting, etc. Our monthly drop box program along with the junk drop box program are a model for other neighborhoods. Every year I get a certain number of calls from other homeowner associations asking how we can continue to keep our area looking so nice and maintain our drop box programs. The first thing I always mention is that the team we have put together to do the work is just the best! Thanks also go out to other members of the Board of Directors and to the residents of Four Seasons who support keeping the area looking great. I know that a home for most is their largest investment and that keeping the neighborhood looking great is their best insurance policy of getting a good price when they ultimately sell their home but I also know that there is a great deal of pride in our neighborhood that goes deeper than the pocketbook issues. For me there has always been the feeling that this is just the most special neighborhood in Beaverton. The many friends I have made over the years who have sold their homes and moved to other parts of the area or state keep in contact and always are asking about how is Four Seasons doing. I take a lot of pride in being able to say that Four Seasons is looking great
CITY and along Thanks have fencing, that I stepped up to get the real work done I say Thank You!!!

CITY COOPERATION WITH LANDSCAPING TO BEGIN – As you know from the newsletters, meetings and driving along Davis Road the City of Beaverton has stepped up to the plate and addressed our concern about the “weed” patch that was planted there when Davis Road was finally completed. We now have a nicely bark dusted area and the plantings that I have talked about before are scheduled for December-February. Gone is the immense fire hazard that we faced! Thanks should go out to Operations Director Steve Baker and Mayor Drake whose support helped make this possible. The area looks great and will look even greater in the years to come.

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. City of Beaverton code prohibits the parking of vehicles with “For Sale” signs on any city street. 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_____
