



# NEWSLETTER

January 2018

## Four Seasons meeting minutes

*Tuesday, Jan. 16, 2018*

Meeting began at 7 p.m.

President Tess Rossow opened the meeting with a welcome and introductions.

### **Treasurer's report, Debbie Wagner**

Debbie reported that the HOA is doing well, and she gave a review of 2017. There are 383 homeowners in our development. There is one still owing partial dues for 2016, five owing for 2017 with two foreclosures. One home that was in foreclosure is now settled with the homeowner.

Yearly HOA dues are to be paid by Feb. 1 with a late fee assessed after March 1.

### **Maintenance, Mike Wagner**

Mike reported that there was a water main break at the clubhouse due to aging PVC pipe. It is being taken care of and the Board will be voting on a permanent repair.

The landscaping will be under a new contract. Expenses for maintenance were higher in 2017 due to tree removal and removal of dead wood.

### **Architecture, Carl Landreneau**

Carl was not present. Mike Keiser reported that there were 12 requests that were approved and two that are in progress.

### **Clubhouse, Natasha Marcille**

Natasha reported that the clubhouse was used five times by homeowners in November and once by the Board. In December it was rented five times by homeowners.

## CALENDAR

- ⇒ **Feb. 1, 2018** — HOA dues due. Late fee will be added after March 1.
- ⇒ **Feb. 20, 2018** — Board meeting, 7 p.m., at the clubhouse.

### **Pools, Patrick Collins**

Patrick reported that he has been checking weekly on the pools. Mike is rebuilding the pool motor. Patrick says he will be needing help to get the covers back on the pool after cleaning.

### **Old business**

The Board decided not to vote on additional restrictions to the Patios, Decks, and Structures wording. All additions will need approval from the Architectural Committee, but there will not be limitations on how long they are allowed to stay up. They advise following the Northwest natural color palette.

### **New business**

Tess reminded homeowners that there are two openings for Board directors. Please send her an email introducing yourself by Jan. 27 if you are interested in running. Her email is [fourseasons.president@yahoo.com](mailto:fourseasons.president@yahoo.com).

There was a discussion on adding additional approved roofing materials that are more cost effective than the current pre-approved materials. GAF Timberline HD is an option as well as CertainTeed Landmark Premium that a homeowner submitted for approval. The vote was tabled for now while the Board members research and discuss these products.

*(Continued on page 2)*

# Treasurer's report, January to December 2017

By Debbie Wagner, Treasurer

	<u>Jan - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
HOA Annual Fees	140,327.26	139,120.00	1,207.26	100.87%
Club House User Fees	1,190.00	1,200.00	-10.00	99.17%
<b>Total OTHER FEES</b>	<b>6,263.97</b>	<b>1,500.00</b>	<b>4,763.97</b>	<b>417.6%</b>
Pool Guest	100.00	50.00	50.00	200.0%
<b>Total Income</b>	<b>147,931.26</b>	<b>141,870.00</b>	<b>6,061.26</b>	<b>104.27%</b>
<b>Expense</b>				
ARCHITECTURE	0.00	60.00	-60.00	0.0%
<b>Total COMMUNICATIONS</b>	<b>501.79</b>	<b>2,614.00</b>	<b>-2,112.21</b>	<b>19.2%</b>
<b>Total GENERAL</b>	<b>3,796.27</b>	<b>4,185.00</b>	<b>-388.73</b>	<b>90.71%</b>
<b>Total INSURANCE</b>	<b>6,717.00</b>	<b>7,150.00</b>	<b>-433.00</b>	<b>93.94%</b>
Yard Debris Box	1,300.00	1,100.00	200.00	118.18%
<b>Total MAINTENANCE</b>	<b>62,746.75</b>	<b>56,146.00</b>	<b>6,600.75</b>	<b>111.76%</b>
<b>Total POOL &amp; CLUBHOUSE</b>	<b>41,003.05</b>	<b>43,685.00</b>	<b>-2,681.95</b>	<b>93.86%</b>
<b>SOCIAL</b>	<b>997.84</b>	<b>1,500.00</b>	<b>-502.16</b>	<b>66.52%</b>
<b>Total Expense</b>	<b>115,726.40</b>	<b>115,400.00</b>	<b>326.40</b>	<b>100.28%</b>

## 383 Homeowners

2016 - 1 owes partial

2017- 5 owe (2 are in foreclosure)

2018- Bills went out Jan. 2 and are due Feb. 1

Checking acct.	\$14,867.62
High Yield Savings	\$21,775.05
Reserves Acct	\$55,001.13

## Meeting minutes, continued

(from page 1)

### Votes

The Board voted on a \$2,900 water line repair. Tess motioned, Patrick, seconded, and the Board voted unanimously to approve the repair.

Mike motioned to approve the November minutes. Natasha seconded, and the Board voted unanimously to approve the November minutes as written.

The next Board meeting will be Tuesday,

Feb. 20, 7 p.m., at the clubhouse.

The meeting was adjourned at 8:28 p.m.

### Mail theft report

At the meeting, it was reported that mail was stolen from a homeowner. Police recovered some of it. Please be watchful and call the Beaverton Police non-emergency number — (503) 629-0111 — if you see suspicious activity.

# Architectural report

Compiled by the Architectural Committee for November-December 2017

Twelve requests approved or resolved, two in progress

Address	Request/Issue	Status	Notes
<i>November</i>			
6045 SW Glenbrook Road	Landscaping issues, garage door replacement	Approved	Arborist reported root problems involving the foundation of the home. Tree removal approved with commitment to plant about three trees on the property that are more appropriate when the area can support new growth. Garage door approved.
5640 SW Rockwood Court	Replacement fence, same style	Approved	
6165 SW 150th Avenue	RV parking, two days	Approved	
5900, 5930, & 5960 SW 150th Avenue	Replacement of mailbox stand damaged by impaired driver	Approved	
6050 SW 150th Avenue	Questions about adjoining property in Sorenson Estates	Resolved	Referred homeowner to the Sorenson Estates HOA for questions about trees.
5790 SW Cranberry Court	Repair of driveway after tree removal	Approved	
15740 SW Village Lane	RV parking, Nov. 29-Dec. 1, 2017	Approved	
15100 SW Wheaton Lane	Re-roof using pre-approved roof	Approved	CertainTeed Presidential Country Gray
6080 SW 150th Avenue	Wants to begin first phase of landscaping	Resolved	Project delayed until spring
<i>December</i>			
15780 SW Village Lane	RV parking, three days	Approved	
6065 SW Glenbrook Road	Install CertainTeed Landmark Premium AR roofing, not pre-approved	In Progress	Got sample shingles, data sheets, and locations of installations. Committee voted to approve. Sent to board for vote on 1-16-18
6017 SW Heights Lane	Complaint about property condition	In Progress	Committee investigating.
15755 SW Autumn Lane	Dead tree felled by wind. Wanted to alert committee about removal	Resolved	Removal approved

**To contact the committee:**

Send email to [fourseasons.archcommittee@yahoo.com](mailto:fourseasons.archcommittee@yahoo.com)

Or call (971) 317-8562 and leave voicemail

You may also send a text message to this phone number

Please include your address on any communication with the committee. Thank you!

# General Information

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.

Architectural changes, such as new roofing, painting, storm windows/doors, landscaping, tree removal, fencing, etc. need approval from the Architectural Committee before the project can begin. Please mail plans or requests to:

**Four Seasons Homeowners Association  
Architectural Committee  
15005 SW Village Lane  
Beaverton, OR 97007**

or email the committee:  
[fourseasons.archcommittee@yahoo.com](mailto:fourseasons.archcommittee@yahoo.com). Please include your address in the subject of the message.

The committee has a phone number: (971) 317-8562. You may leave a voicemail at that number or send a text message.

Please submit all requests three to four weeks prior to the date work is to begin. All requests will receive a response.

New homeowners are asked to submit their contact information including name, address, phone number, email and move-in date to:

**Four Seasons Homeowners Association  
15005 SW Village Lane  
Beaverton, OR 97007**

or email the HOA secretary:  
[fourseasons.secretary@yahoo.com](mailto:fourseasons.secretary@yahoo.com).

Homeowners in the Crystalbrook HOA should contact the Crystalbrook Board at (770) 939-9697 or email [cap@crystalbrook.us](mailto:cap@crystalbrook.us) for landscape and architectural approval.

Homeowners in The Villa and Summerville

Square should contact the Four Seasons Architecture Committee for architectural requests.

Pool keys: If you haven't picked up your key, you may pick it up at HOA board meetings, 7 p.m., usually the 3rd Tuesday of the month.

## CONTACT LIST

### **President**

Tess Rossow, (503) 866-1182  
[fourseasons.president@yahoo.com](mailto:fourseasons.president@yahoo.com)

### **Vice President & Maintenance**

Mike Wagner, (503) 746-1803  
[fourseasons.maintenance@yahoo.com](mailto:fourseasons.maintenance@yahoo.com)

### **Architectural Committee**

[fourseasons.archcommittee@yahoo.com](mailto:fourseasons.archcommittee@yahoo.com)  
(971) 317-8562  
(leave voicemail or send text message)

### **Clubhouse**

Natasha Marcille, (503) 887-2849  
[fourseasons.clubhouse@yahoo.com](mailto:fourseasons.clubhouse@yahoo.com)

### **Pool**

Patrick Collins, (408) 220-3321  
[fourseasons.pools@yahoo.com](mailto:fourseasons.pools@yahoo.com)

### **Secretary**

Kelly Court, (503) 720-6014  
[fourseasons.secretary@yahoo.com](mailto:fourseasons.secretary@yahoo.com)

### **Treasurer**

Debbie Wagner, (925) 808-9972  
[fourseasons.treasurer@yahoo.com](mailto:fourseasons.treasurer@yahoo.com)

### **Communications**

*Website, listserv and newsletter*  
Mike Keiser, (503) 672-9105  
[fourseasons.website@yahoo.com](mailto:fourseasons.website@yahoo.com)  
[fourseasons.listserv@yahoo.com](mailto:fourseasons.listserv@yahoo.com)  
[fourseasons.newsletter@yahoo.com](mailto:fourseasons.newsletter@yahoo.com)

### **Social**

Arianna Prieta, (503) 421-9261  
[fourseasons.socialevents@yahoo.com](mailto:fourseasons.socialevents@yahoo.com)

**Website:** [fourseasonshoa.net](http://fourseasonshoa.net)

**Beaverton Police non-emergency**  
(503) 629-0111