



NEWSLETTER

July 2018

Four Seasons meeting minutes

July 17, 2018

This is a regular board meeting with the following board members and officers present: Diantha Woodside, President; Mike Wagner, Vice President/Maintenance; Patrick Collins, Pools; Debbie Wagner, Treasurer; Kelly Court, Secretary.

There were 11 homeowners present.

Diantha opened the meeting, and made a motion to approve the agenda for the meeting. Motion seconded by Mike with unanimous approval by all board members present.

Treasurer's report: Debbie reported that the HOA is doing well. She has been collecting user fees for the clubhouse, legal fees, HOA dues, etc. See the treasurer's report on Page 3 for specific amounts.

There are 383 homes in our HOA. There are three homeowners who owe dues for 2018.

CALENDAR

- ⇒ No board meeting in August
- ⇒ **Sept. 18, 2018** – Board meeting, 7 p.m., at the clubhouse.

Debbie is in the process of converting the financials over to CAP management, and she has closed out the high-yield savings and reserve accounts and transferred them to CAP.

The water bills that are under dispute are close to being resolved.

Clubhouse: The clubhouse was rented six times by residents in June. There were two board meetings for Four Seasons and one board meeting for Crystalbrook. There is damage caused by squirrels in the walls that will need to be repaired. Clubhouse chairs are being repaired.

Architecture: Committee member Mark Schweitzer reported that there were six requests that were approved, and one

(Continued on page 2)

Everyone urged to play nice at the pool; committee volunteers needed

A swimming pool used by the public – in our case the Four Seasons Homeowners – requires lots of work and diligent oversight. And even when all that is done, there can still be issues.

On July 19, Pool Director Patrick Collins alerted residents to some problems with an algae or fungus in the shallow pool and the spa. Actions are being taken to resolve those issues, which can be made worse by pool visitors.

“One of the pool rules is that swimmers must rinse off each and every time before they enter the pool,” Collins wrote. “I cannot stress the importance of this, and it is not just upon first arrival! If a swimmer enters the pool, then is out to rest, play or eat, they carry contaminants back into the pool. Sunscreen should be applied an hour before going into the water - reapplying it at the pool doesn't allow for sufficient time to absorb. It ends up in the water and that adds to the problem.”

At the July 17 HOA Board meeting, a resident alerted the Board to

improper treatment of pool monitors by pool users.

If people using the pool have a concern about pool monitors, they should call the Pool Director or the Four Seasons President. No one should be yelled at, and use of phones or cameras to take pictures of such “offenses” is strongly discouraged.

Contact information:

Patrick Collins, Pool Director

fourseasons.pools@yahoo.com, 408-220-3321

Diantha Woodside, President

fourseasons.president@yahoo.com, 503-970-4393

Committee volunteers needed

Patrick is also looking for committee members to revise the [pool rules](#). “Now would be a prime time to advertise for pool rule revision committee volunteers,” he wrote. “The first meeting is scheduled for Wednesday, Aug. 1, location to be determined.” If you can volunteer for the pool rules committee, contact Patrick, fourseasons.pools@yahoo.com or 408-220-3321.

Meeting minutes, continued

(Continued from page 1)

is under review. The Transition Committee is working with CAP to streamline ARC communications and workflow processes.

Maintenance: Work on the clubhouse deck has been completed. Mike will go over the work with the contractor. The water main work has been completed and inspected. Mike is expecting a refund from the original plumbing contractor. Bids are out for repairs to the walking bridge and clubhouse damage caused by squirrels. There are upgrades to areas on Wheaton Lane and Hickory Lane. Thank you to **Monty and Diane Knudsen** for watering the tree in a community area.

Pool: Patrick reported that usage is up. As of mid-July, there have been 241 key card swipes with 787 users including guests. The monitors have worked 242 hours. Patrick is looking for bids from companies to re-plaster the deep pool at the end of the pool season. This is part of the 30-year plan. He will be replacing some of the chaise lounges. (See pool story, Page 1.)

Votes

Diantha moved to add a confidentiality line to the complaint form sent to CAP. Mike seconded the motion, and the board voted unanimously to approve.

Mike moved to pay the invoice from our HOA attorney, Diantha seconded, and the board voted unanimously to pay the invoice.

Mike moved to approve the minutes from the June board meeting, Diantha seconded, and the board voted unanimously to approve the minutes as written.

New business

Call for budget committee volunteers. Those interested in helping establish the budget for next year should contact Debbie Wagner (fourseasons.treasurer@yahoo.com) or Diantha Woodside (fourseasons.president@yahoo.com)

Homeowner questions and input

Q. – Our pool monitors have observed a man and a woman taking pictures of the pool monitors and are concerned by this.

A. – Diantha and Patrick will follow up on this, as this is unacceptable. (See story, Page 1)

Q. – When will the ARC walk-through of the neighborhood take place?

A. – The committee is waiting for the director position to be filled before starting walk-throughs.

Q. – A homeowner was concerned that there have been people taking pictures of homes in the neighborhood.

A. – Neighbors can ask what the person is doing. They could be real estate agents or lenders, but it is always good to be aware and check if something seems suspicious.

Q. – Request an update on the property that has been discussed on Village Circle.

A. – A Notice of Lien has been sent. There has been some yard work completed by a couple renting one side of the duplex. ARC has to approve any repairs to roof, siding, etc.

Q. – Is there a limit to how many board meetings a director can miss before he is removed?

A. – No, the community has to vote to vacate that seat.

Q. – There is an RV parked just outside of the HOA near the power lines. Has anyone checked into this?

A. – A complaint has been issued to the city. The city of Beaverton has a new law regarding the parking of RVs. This will be followed up.

Q. – What cannot go into the Junk Box containers?

A. – No appliances, lightbulbs, glass, or chemicals.

The Junk Box weekend was July 21-22.

The next board meeting is scheduled for Tuesday, Sept. 18, at 7 p.m.

The meeting ended at 7:44 p.m.

Reminder: private road easements

There are three private roads in Four Seasons. These roads are maintained by the residents who live along the roads and may only be used by those residents and their guests. These roads are **not** a common area paid for and maintained by the Four Seasons HOA for use by all Four Seasons residents.

Driving on these private roads without authorization is trespassing.

You may find more information on our website at this address: <http://fourseasonshoa.net/privateroads.html>

Treasurer's report, June 2018

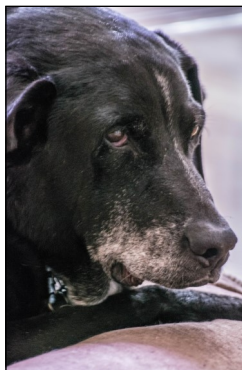
By Debbie Wagner, Treasurer

	Jan - Jun 18	Budget	\$ Over Budget	% of Budget
Income				
HOA Annual Fees	147,662.43	143,910.00	3,752.43	102.6%
Club House User Fees	520.00	300.00	220.00	173.3%
Total Other Fees	1,466.69	650.00	816.69	225.6%
Legal Fees	571.71		571.71	
Interest Income	13.04		13.04	
Pool Guest	-			
Total Income	150,233.87	144,860.00	5,373.87	103.7%
Expense				
Total Architecture	73.20	30.00	43.20	244.0%
Total Communications	-	2,344.00	(2,344.00)	0.0%
Total General	3,889.26	2,018.00	1,871.26	192.7%
Total Insurance	-			
Total Maintenance	27,955.01	26,652.00	1,303.01	104.9%
Total Pool & Clubhouse	14,018.26	16,983.00	(2,964.74)	82.5%
Social	-	-		
Uncategorized Expense	4,764.07	-	4,764.07	
Total Expense	50,699.80	48,027.00	2,672.80	105.6%
Net Ordinary Income	99,534.07	96,833.00	2,701.07	102.8%

Checking Account **33,856.04**
High Yield Savings **61,788.09**
Reserves **93,825.08**

Homeowners 383

2018 homowners that owe: 15



Four Seasons dogs!

You are the luckiest dogs in the neighborhood because your owner walks you, and you both get out and about. But make sure your owner brings bags every time you walk so that you don't leave evidence of your walks behind. Thank you!

And if you'd like your dog's picture used here, email it to:

fourseasons.newsletter@yahoo.com.

Architectural report

Compiled by the Architectural Committee for June 2018

Six requests approved, one under review

Address	Request/Issue	Status	Notes
15090 SW Wheaton Lane	Replace roof with CertainTeed Presidential " Shadow Gray "	Approved	Pre-approved choice.
6165 SW 150th Avenue	RV parking June 7 to 10	Approved	
15781 SW Village Circle	RV Parking	Approved	Approved, with the requirement that neighbors in the vicinity of the parked RV approve. (Homeowners can't park in front of their own property because it's too steep.)
15275 SW Springdale Court	Roofing request	Approved	Wants to install CertainTeed Presidential in Shadow Gray. Pre-approved choice.
14915 SW Village Lane	RV parking 6/12/2018 until Friday, 6/15/2018	Approved	
5955 SW Glenbrook Road	Removal of junipers	Approved	
14555 SW Village Lane	Replacement and expansion of driveway	Other	Size of driveway poured and construction without approval under review.

To contact the committee:

Send email to 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.

Architectural Request form: http://fourseasonshoa.net/images/FourSeasonsARCFORM_2018_CAPPDF.pdf

Submit the form one of the following ways:

Email: info@capartners.net

Fax: 503-546-3401

Mail: CA Partners, PO Box 2429, Beaverton, OR 97075

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.

Beginning June 1, 2018, new ARC requests should be sent to:

Email: info@capartners.net

Fax: 503-546-3401

Mail: CA Partners
PO Box 2429
Beaverton, OR 97075

The architectural application form can be found [here](#). The architectural request form is longer and more formal than our current system. The form helps flesh out details of your project so it can be approved easily, and it also conforms to good practices of HOA management. Decisions to approve or deny a request are made by Four Seasons committee members, not CAP. The ARC has 30 days to respond. Please allow time to process your request.

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.

Homeowners in the Crystalbrook HOA should contact the Crystalbrook Board at (770) 939-9697 or email info@capartners.net 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

Diantha Woodside , 503-970-4393
fourseasons.president@yahoo.com

Vice President & Maintenance

Mike Wagner, 503-746-1803
fourseasons.maintenance@yahoo.com

Architectural Committee

fourseasons.archcommittee@yahoo.com

ARC requests: info@capartners.net

Phone: 971-317-8562

Clubhouse

Diantha Woodside, 503-970-4393
fourseasons.clubhouse@yahoo.com

Pool

Patrick Collins, 408-220-3321
fourseasons.pools@yahoo.com

Director at large

Paul Carney, 503-939-7285
fourseasons.atlarge@yahoo.com

Treasurer

Debbie Wagner, 925-808-9972
fourseasons.treasurer@yahoo.com

Communications

Website, listserv and newsletter
Mike Keiser, 971-770-1602
fourseasons.website@yahoo.com
fourseasons.listserv@yahoo.com
fourseasons.newsletter@yahoo.com

Social

Volunteer needed
fourseasons.socialevents@yahoo.com

Website: fourseasonshoa.net

Beaverton Police non-emergency

503-629-0111