



NEWSLETTER

September 2018

Four Seasons meeting minutes

Sept. 18, 2018

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

Treasurer's report: Debbie reported that this is the second report that CAP has produced. See the treasurer's report on page 3 for specific amounts. She has transferred the bank accounts over to Northwest with the exception of the pool account, which will be closed after the payroll has been processed. We are now gaining more interest on our accounts.

There are 383 homes in our HOA. There are two homeowners who owe fines and four who owe dues for 2018.

Clubhouse: The clubhouse was rented six times by residents in July and August and twice each month for meetings.

Architecture: Introduced new committee member, Colby Anderson, whose bio is included at the end of the minutes. There have been over 200 communications processed by ARC. The request form has been redesigned and can now be auto-filled online. The requirement for neighbor approval has been removed. Roofing approval procedure has changed so CAP can auto-approve from our list of pre-approved materials. RV parking requests may now be emailed directly to CAP without need of the application form. Progress is being made on the duplex on Village Circle. The committee is following up on a few other properties needing attention. The committee is also meeting regarding a homeowner who has not followed the HOA procedure for work that has been done.

Maintenance: A tree was cut down due to beaver or nutria damage. The vent on the clubhouse has been fixed, and piping for the pool has been fixed.

CALENDAR

⇒ **Oct. 16, 2018** – Board meeting, 7 p.m., at the clubhouse.

Pool: July 22-August 27, there have been 516 key card swipes with 1,430 users including guests. Patrick received bids from companies to re-plaster the deep pool and thinks he will go with Custom Pools and Spas for \$24,200. This is part of the 30-year plan. Also discussed was moving a pump down to the pool area and building a Tuff Shed around it with a concrete pad. There will also be an opportunity in the future to review pool procedures.

Votes

Diantha motioned to approve the Custom Pools quote of \$24,200. Mike seconded, and the board voted unanimously to approve.

Mike motioned to pay \$1,800 to have two trees removed. Diantha seconded, and the board voted unanimously to approve.

Mike motioned to pay \$700 for the deep pool piping. Diantha seconded, and the board voted unanimously to approve.

Mike motioned to grant a contract to remove seven trees to General Tree Service after receiving three bids. Patrick seconded, and the board voted unanimously to approve.

Diantha motioned to remove the walking bridge before the rainy season with a budget of \$6,000. The bridge needs to be removed due to premature rotting and failure of the structural support members. Mike seconded, and the board voted unanimously to approve.

A meeting will be held with City Planning and engineering staff regarding pedestrian bridge replacement alternatives. There is also a possibility of removing the deteriorating observation bridge across the street on the north side. The replacement process will take time. Contact Mike Wagner if you have questions.

Diantha motioned to add Colby Anderson to the architecture committee as the fifth voting member. Mike seconded, and the board voted unanimously to approve.

Diantha motioned for Mark Schweitzer to fill the Architectural Director seat on the board vacated by Carl Landreneau for the remaining six months of the term. Mike

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Meeting minutes, continued

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seconded, and the board voted unanimously to approve. The appointment will become effective Oct. 15, 2018.

Diantha motioned to approve the July HOA Board Meeting minutes. Mike seconded, and the board voted unanimously to approve.

Diantha motioned to adjourn the meeting at 8:29. Mike seconded, and the board voted unanimously to approve.

New Business

Mark Schweitzer was introduced as the new director of the architectural committee. Mark's bio is included at the end of the minutes.

There was a budget meeting scheduled on Sunday, Sept. 23.

Homeowner questions and input

None.

The next board meeting is scheduled for Tuesday, Oct. 16, at 7 p.m.

New ARC member biographies

Colby Anderson: My wife and I have lived in the neighborhood nearly three years, and have loved our time here thus far. We have a 3½ -year-old boy and a six-month-old little girl, who love their walks through the neighborhood and enjoy the scenery. I have lived in the Beaverton area nearly all my life. I am a structural engineer by profession, and have a passion for quality remodels that improve the

aesthetics and function of our homes and neighborhood. I look forward to serving the neighborhood, and contributing what I can to help it continue to be a wonderful place to live.

Mark Schweitzer: Mark was born and raised in the Portland area and has lived in Four Seasons for more than 31 years. He is married to Judy (27 years) and they raised their son Adam in a neighborhood filled with great neighbors and enduring friendships.

Mark is semi-retired, having worked for 30 years as an Operations Manager for Portland Public Schools. He was a member of National Institute of Public Procurement and Certified Public Procurement Buyer. He was formally trained in residential building construction, architectural and landscape design. He has been a licensed general contractor, (currently inactive) providing residential home improvement, design and color consultation.

In retirement, Mark volunteered with Forward Edge International, serving as a facilitator leading international and domestic service teams sent to rebuild homes following natural disasters in Haiti and across the U.S. He served as Co-Chair of West Beaverton Neighborhood Association, Four Seasons Clubhouse Director and Four Seasons Architectural Committee member (2009-2011). Several months ago, Mark re-joined the Architectural Committee.

Mark will bring his previous management, construction and residential design expertise to the position of Architectural Director. To avoid any conflict of interest while serving in this capacity, Mark will not be performing any exterior work for compensation, nor offering referrals to home owners.

Fire prevention tips from TV Fire and Rescue and the city arborist

October is Fire Prevention Month, and Tualatin Valley Fire & Rescue encourages you to take three basic but essential steps to reduce the likelihood of a devastating fire in your home and escape safely in the event of one.

This year, the Oregon Office of State Fire Marshal campaign, "Look. Listen. Learn. — Be aware. Fire can happen anywhere," focuses on the following three steps:

LOOK for places a fire could start. Take a good look around your home, identify potential fire hazards, and take care of them.

LISTEN for the sound of the smoke alarm. You could have only minutes to escape safely once the smoke alarm sounds. Go to your outside meeting place, which should be a safe distance from your home and where everyone knows to meet.

LEARN two ways out of every room. Make sure all doors and windows leading outside open easily and are free of clutter.

In addition, the Beaverton city arborist, Jered Lane, recommends the following:

⇒ First, rake up all dry tree needles, leaves and branches from the ground.

⇒ Next, cut any dead branches off trees.

⇒ Finally, remove any dead trees.

The three most common causes of Oregon residential fires in 2017 were cooking, heating, and smoking, and the 3,282 residential structure fires resulted in 39 deaths, 130 civilian injuries, and \$106.5 million in property and content loss.

The majority of people who die in a fire succumb to heat and smoke inhalation, not flames. Having working smoke alarms in your home greatly increases your chances of surviving a fire. Smoke alarms are available for people who are deaf or hard of hearing. These alarms use strobe lights and/or vibration to alert residents.

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Treasurer's report, August 2018

By Debbie Wagner, Treasurer

	Jan - Aug 18	Budget	\$ Over Budget	% of Budget
Income				
HOA Annual Fees	150,034.41	145,080.00	4,954.41	103.4%
Club House User Fees	760.00	420.00	340.00	181.0%
Total Other Fees	1,288.21	1,285.00	3.21	100.2%
Legal & Late Fees	907.52	-	907.52	
Interest Income	41.01		41.01	
Keys and Fobs	550.00	300.00	250.00	
Pool Guest	25.00			
Total Income	153,606.15	147,085.00	6,521.15	104.4%
Expense				
Total Architecture	89.67	1,924.00	(1,834.33)	4.7%
Total Communications	-	460.00	(460.00)	0.0%
Total General	9,506.88	4,604.00	4,902.88	206.5%
Total Insurance	-	-	-	
Total Landscaping & Maintenance	34,888.62	35,286.00	(397.38)	98.9%
Total Pool & Clubhouse	36,962.85	38,022.00	(1,059.15)	97.2%
Social	-	-	-	
Uncategorized Expense	3,984.59	-	3,984.59	
Total Expense	85,432.61	80,296.00	5,136.61	106.4%
Net Ordinary Income	68,173.54	66,789.00	1,384.54	102.1%

Checking Account - Wells Fargo	18,109.49
Checking Account - NW Bank	2,277.94
Operating Money Market - NW Bank	45,026.45
Reserves - NW Bank	92,881.17

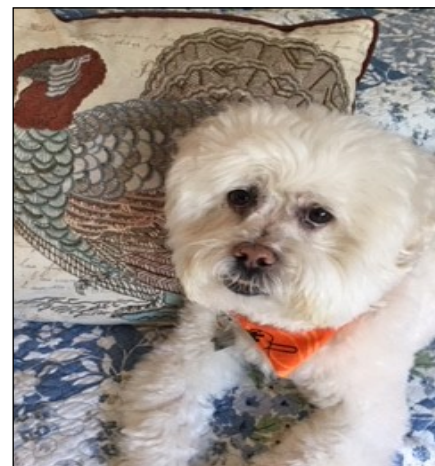
Homeowners 383

2018 homowners that owe: 4

Four Seasons dogs: Louie

Louie lives with his person on Springfield Lane. He's a good citizen of the neighborhood. He's one of many lucky dogs in Four Seasons who has an owner who walks him. But, Louie says, "Make sure your owner brings bags every time you walk so that you don't leave evidence of your walks behind. Thank you!"

If you'd like your pooch featured in the newsletter, email fourseasons.newsletter@yahoo.com with a picture of your four-legged friend.



Architectural report

Compiled by the Architectural Committee for July-August 2018

Address	Scope	Approved?
14650 SW Village Lane	Tree removal	Yes
6017 SW Heights Lane	Roof / tarps / trees / furniture/	Complaint
15390 SW Peppermill Court	Gutter system	Conditional
15685 SW Village Lane	Temp RV parking	Yes
14625 SW Village Lane	Exterior paint - color change	Yes
5675 SW Glenbrook Road	Temp trailer parking	Yes
14915 SW Village Lane	Temp trailer parking	Yes
5775 SW Cranberry Court	Replace garage door	Yes
5675 SW Glenbrook Road	Temp RV parking	Yes
15265 SW Village Lane	New roof	Yes
15280 SW Village Lane	Backyard landscape: Remove river rock, replace with pavers	Yes
15440 SW Village Court	Remove swimming pool	Yes
15235 SW Village Lane	Roofing	Yes
15737 SW Village Circle	Exterior paint - color change	Yes
5527 SW Village Place	Boat parking	Complaint
5705 SW 152nd Avenue	Windows	Yes
5705 SW 152nd Avenue	Exterior paint - color change	Yes
14625 SW Village Lane	RV parking	Yes
15721 SW Village Circle	Roofing for covered decks	Yes
15825 SW Village Circle	Electrical/painting trim/tree removal	Conditional
15793-15795 Village Circle	Siding/paint/garage doors	Yes
15580 SW Burntwood Court	RV parking	Yes
15705 SW Springfield Lane	Dumpsters & bark pile	Complaint

Fire prevention tips

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Most fatal fires happen at night when people are sleeping. Working smoke alarms are designed to activate early to help ensure that you and your family have time to safely escape from your home.

We recommend drawing a map of your home with all members of your household and marking two exits from each room and a path to your designated safe meeting place outside from each exit. One of those exits could be a window.

Once you have an escape map, have a home fire drill and practice using different ways out. We recommend closing doors behind you as you leave to help slow the spread of smoke, heat, and fire. It's important to teach children how to escape on their own in case you can't help them. Families

with infants, toddlers and loved ones with mobility needs should make special plans to ensure everyone gets out safely.

Once outside, remain outside, and call 911.

For more fire prevention tips and tools to create a fire escape plan, visit www.tvfr.com.

Sources: Tualatin Valley Fire and Rescue and the City of Beaverton

ARC walk-through delayed

Due to ARC turnover, a complete walk through will be delayed until next spring. In addition to the routine architectural reviews, the committee will be focusing on correction of longer-term problem properties and required corrections previously noted during the 2017 walk through.

— Mark Schweitzer

General information

The parking of boats, campers, recreational vehicles and all trailers within the confines of Four Seasons is restricted by Article 10 of the covenants. Requests can be submitted directly to CA Partners (see contact information below). 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, architectural requests should be sent to CA Partners:

Email: info@capartners.net

Fax: 503-546-3401

Mail: CA Partners

P.O. 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 Architectural 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

Send ARC requests to: info@capartners.net

Leave voicemail: 971-317-8562

Clubhouse

Diantha Woodside, 503-970-4393

fourseasons.clubhouse@yahoo.com

Pool

Patrick Collins, 408-220-3321

fourseasons.pools@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

Four Seasons Sub-HOAs

Summerville Square

Thomas Wade, triplet656@frontier.com

The Villas

(awaiting contact information)

Crystalbrook

Jeff Mixon, president@crystalbrook.us, 770-939-9697

HOA website: fourseasonshoa.net

Beaverton Police non-emergency: 503-629-0111