



NEWSLETTER

June 30, 2020 | *Includes minutes from the June 24 Board meeting*

June 24 meeting minutes

The online meeting started at 7 p.m. Attendees were Steve Geddie, President; Mark Schweitzer, Vice President/Architectural Director; Joanne Fish, Pool Director; Robyn Berry, Clubhouse Director; Maksim Korolev, Treasurer; Mike Keiser, Communications officer; Colby Anderson, Maintenance Director; Virginia Scanlon, Secretary; and 24 homeowners.

Approved

- Minutes from June 3, 2020.
- No community garage sale in 2020.
- No junk box in 2020.
- No pool opening in 2020. (See Old Business below)
- Homeowner appeal regarding notice of meeting postponed until next meeting, July 22.

Treasurer

- Financial report sent to all homeowners was not requested by HOA. Nicole Laczko, our AMS account manager, will review our request for reimbursement.
- AMS has yet to provide adequate detail report justification for approximately \$600 in office supplies. Nichole is looking into that too.
- HOA was charged by ADP - should be refunded.
- Homeowners owing dues; 35 accounts, only 3-4 have responded to Maksim.
- AMS will send invoices to them.
- CPA firm should return tax package on schedule.
- Treasurer's report will be posted online.

Maintenance

- Barkdust scheduled to be applied Mid-July. Will be coordinated with tree removals.
- Colby set up new maintenance rotation schedule with Landscape East & West.

- Update on pedestrian bridge - Preliminary proposals in the rough draft stage for Board and owner review - explaining options, cost, etc. It will be distributed as soon as a full description of requirements and other considerations are complete.
- Joanne noted required maintenance needed around the pool area. (This was accomplished 6/26)

Pool

- The deep pool, shallow pool and spa all need maintenance.
- Joanne meeting with Haven Pools July 15.
 - They will shock, fix issues, adjust chemicals.
- Should there be a 911 telephone on the box by the spa?
- Security cameras have been taken down - Mark Schweitzer has them in his possession. He suggested that Steve Bigham might be willing to help put them back up when the time comes.

Clubhouse

- Closed since March 16.
- No renters or HOA users.
- Broken window repaired in February.
- Received three bids for spring cleaning of the clubhouse.

Architecture

- June report will be presented next month.
- Big influx of application requests.

Old business

- Pool not opening.
 - HOA liability insurance will not cover any Covid-19-related claims, either for board members or for homeowners
 - If pools are opened, liability for claims would fall personally on Board Members, Officers and every Four Seasons home owner individually.
 - Increased janitorial would be needed.
 - Social distancing would be difficult, if not impossible to enforce.
 - Surface cleaning costs would be exorbitant.
 - All pool furniture would need to be locked up and users would need to bring and remove their own furniture.
- Junk Box - infeasible as Waste Management not issuing grants because of Covid-19
- Water leak in front of the clubhouse has been resolved.

New business

- Maks will see who sold us pool covers.
- Deferred maintenance will be completed to ready the pool for 2021.
- One owner not happy with limited notice of the online meeting delivered Friday, June 19th for June 23rd regular meeting -- Owner declined to attend. Appeal was canceled and will be rescheduled to the next Board meeting, July 22.

Homeowner forum

- Owner noted that only 3-day meeting notice is required. (See CC&R's 4.10 Regular Meetings.)
- Will pool dues be prorated for next year's dues? Yes payroll fees as well.

Meeting adjourned at 8:07 p.m. Next meeting will be Wednesday, July 22, at 7 p.m.

Treasurer's report: *period ending May 31, 2020*

Four Seasons Homeowners Association Balance Sheet 5/31/2020

	Operating	Reserves	Total
Assets			
<u>Current Assets</u>			
1000 - Alliance Bank Operating (Primary) .45%	\$123,288.38		\$123,288.38
1005 - Alliance Bank Petty Cash .35%	\$1,250.10		\$1,250.10
1100 - Alliance Bank Money Market .45%		\$146,826.51	\$146,826.51
1200 - Assessments Receivable	\$16,825.48		\$16,825.48
1350 - Prepaid Insurance	\$3,239.46		\$3,239.46
<u>Total Current Assets</u>	<u>\$144,603.42</u>	<u>\$146,826.51</u>	<u>\$291,429.93</u>
<i>Assets Total</i>	\$144,603.42	\$146,826.51	\$291,429.93
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 - Accounts Payable	\$518.07		\$518.07
2200 - Prepaid Assessments	\$4,701.94		\$4,701.94
2300 - Prebilled/Deferred Assessments	\$107,463.44		\$107,463.44
<u>Total Current Liabilities</u>	<u>\$112,683.45</u>		<u>\$112,683.45</u>
<u>Long-Term Liabilities</u>			
2900 - Reserve Contract Liability		\$146,826.51	\$146,826.51
<u>Total Long-Term Liabilities</u>		<u>\$146,826.51</u>	<u>\$146,826.51</u>
<u>Retained Earnings</u>	\$3,996.70	\$0.00	\$3,996.70
<u>Net Income</u>	\$27,923.27	\$0.00	\$27,923.27
<i>Liabilities and Equity Total</i>	\$144,603.42	\$146,826.51	\$291,429.93

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. 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. The Four Seasons architectural request form can be found [here](#).

To submit completed requests or lodge confidential complaints, which must be in writing, use one of the following methods:

Email Alex Carrizales: fourseasons@ams-nw.com

Submit via AMS Account Portal: www.ams-nw.com/portal

USPS or hand deliver: AMS | Association Management Services NW

15350 SW Sequoia Parkway, Suite 200; Portland, OR 97224

Fax: 503-598-0554

In order to process your request, please make sure that you include an application processing fee of \$35 payable to Association Management Services NW. Decisions to approve or deny a request are made by Four Seasons committee members, not AMS. The ARC has 30 days to review the application once AMS has determined all required information has been submitted for ARC to make an informed decision. Please allow time to process your request. Homeowners in The Villas and Summerville Square must follow these same application instructions. Homeowners in the Crystalbrook HOA should contact CA Partners at 503-546-3400 or email kim@capartners.net for landscape and architectural approval.

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: secretary@fourseasonshoa.net.

Private roads reminder: There are three private roads in Four Seasons. These roads are maintained by the residents who are served by these streets and may be used only by those residents and their guests. Also, parking at the curb on these roads in designated “No Parking Fire Lane” areas is not allowed. Violators are subject to fines and towing. These roads are **not** a common area paid for and maintained by the Four Seasons HOA for use by all. You may find more information on our website at this address: <http://fourseasonshoa.net/privateroads.html>

Pet owners: Please remember to tidy up after your four-pawed friends when you walk in the neighborhood! In Washington County, it’s against the law to allow your dog to run at large. For you and your dog to be lawful, your dog must be restrained by a leash (7 feet long or less) or other physical control device, and under the control of someone physically capable of handling the dog.

HOA contacts

President: Steve Geddie, 503-329-4867, president@fourseasonshoa.net

Vice President/Architectural :

Mark Schweitzer, Architectural Director, ArcDirector@fourseasonshoa.net

Architectural Committee: arccommittee@fourseasonshoa.net

Send ARC requests to Alex Carrizales, fourseasons@ams-nw.com. ARC form available [here](#).

AMS NW phone: 503-598-0552

Clubhouse: Robyn Berry, 503-476-5562 (texts only), clubhouse@fourseasonshoa.net

Rental form: <https://sites.google.com/fourseasonshoa.net/clubhouserental>

(Clubhouse closed due to Covid-19)

Maintenance: Colby Anderson, 503-679-8426, maintenance@fourseasonshoa.net

Pool: Joanne Fish, 503-550-9017, pools@fourseasonshoa.net

(Pool closed due to Covid-19)

Secretary: Virginia Scanlon, secretary@fourseasonshoa.net

Treasurer: Maksim Korolev, treasurer@fourseasonshoa.net

Communications: Mike Keiser, 971-770-1602, communications@fourseasonshoa.net

Volunteers/Four Seasons Assist: Judy Schweitzer, volunteers@fourseasonshoa.net

Four Seasons Sub-HOAs

Crystalbrook: Rae Henoeh, president, crbpresident@crystalbrook.us

Summerville Square: Matt Wille, president, summervillesqtha+pres@gmail.com

The Villas: Beverly Noe, president, 971-371-3189, bevnoe1@comcast.net.

HOA website: fourseasonshoa.net

Beaverton Police non-emergency: 503-629-0111

Covid-19 resources

City of Beaverton: <https://www.beavertonoregon.gov/2356/Novel-Coronavirus-COVID-19>

Washington County: <https://www.co.washington.or.us/HHS/CommunicableDiseases/covid-19.cfm>

Oregon Health & Science University: <https://www.ohsu.edu/health/coronavirus-resources>

Oregon Health Authority: <https://www.oregon.gov/oha/pages/index.aspx>

Center for Disease Control: <https://www.cdc.gov/coronavirus/2019-ncov/index.html>

Hand-washing guidelines: <https://www.cdc.gov/handwashing/when-how-handwashing.html>

World Health Organization: <https://www.who.int/emergencies/diseases/novel-coronavirus-2019>

Fourseasonshoa.net

You'll find just about anything HOA-related on our website at fourseasonshoa.net. Looking for answers here *first* will help keep our management company expenses lower. Here's a short guide to the website:

Home: You'll find the latest HOA news here, with a link to the latest newsletter.

FS Assist: The Four Seasons help/volunteer site. Need some help? Want to volunteer to help, visit this page.

Contact: How to contact HOA Board members and officers.

ARC: All architectural documents on one page.

AMS-NWS: Contact information about our management partner, Association Management Services NW.

RV Parking: Fill out a form to park RVs, dumpsters, PODs on your property or in the street.

Key Documents: All HOA documents in one place, from the CC&Rs, budgets, policies, rules and more.

Calendar and events: Key dates for the HOA, including Board meetings and other special events.

Newsletter: The current newsletter plus an archive of past newsletters going back to 1991.

Clubhouse: A tour of the clubhouse and a link for the reservation page (when the clubhouse re-opens post-Covid).

Pools: Information about the pools, which will remain closed in 2020.

Crystalbrook: Information for Crystalbrook residents, including minutes from Crystalbrook Board meetings.

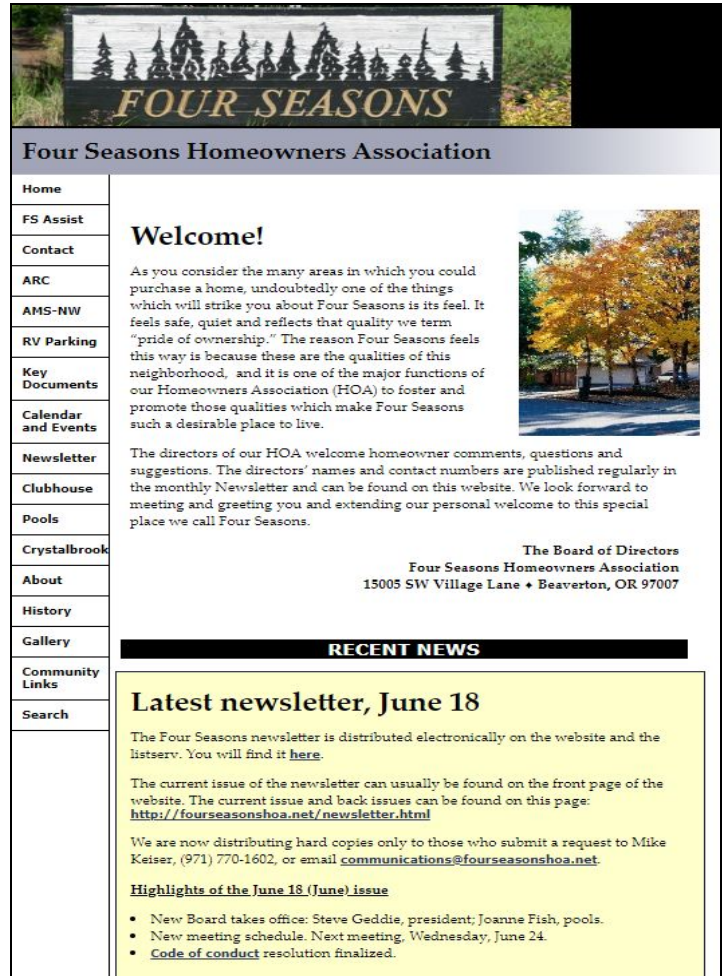
About: Information about Four Seasons.

History: A history of Four Seasons written by resident M.G. Tabrum.

Gallery: Pictures of Four Seasons over the years.

Community links: Links to city, county, and utilities that serve our area.

Search: Search the website for information.



Four Seasons Homeowners Association

Welcome!

As you consider the many areas in which you could purchase a home, undoubtedly one of the things which will strike you about Four Seasons is its feel. It feels safe, quiet and reflects that quality we term "pride of ownership." The reason Four Seasons feels this way is because these are the qualities of this neighborhood, and it is one of the major functions of our Homeowners Association (HOA) to foster and promote those qualities which make Four Seasons such a desirable place to live.

The directors of our HOA welcome homeowner comments, questions and suggestions. The directors' names and contact numbers are published regularly in the monthly Newsletter and can be found on this website. We look forward to meeting and greeting you and extending our personal welcome to this special place we call Four Seasons.

The Board of Directors
Four Seasons Homeowners Association
15005 SW Village Lane • Beaverton, OR 97007

RECENT NEWS

Latest newsletter, June 18

The Four Seasons newsletter is distributed electronically on the website and the listserv. You will find it [here](#).

The current issue of the newsletter can usually be found on the front page of the website. The current issue and back issues can be found on this page: <http://fourseasonshoa.net/newsletter.html>

We are now distributing hard copies only to those who submit a request to Mike Keiser, (971) 770-1602, or email communications@fourseasonshoa.net.

Highlights of the June 18 (June) issue

- New Board takes office: Steve Gaddie, president; Joanne Fish, pools.
- New meeting schedule. Next meeting, Wednesday, June 24.
- [Code of conduct](#) resolution finalized.