



NEWSLETTER

June 18, 2020 | Includes minutes from June Board meetings

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June 3 meeting minutes

The online meeting started at 7 p.m. Attendees were Diantha Woodside, President; Mark Schweitzer, Vice President/Architectural Director; Robyn Berry, Clubhouse Director; Maksim Korolev, Treasurer; Mike Keiser, Communications officer; Colby Anderson, Maintenance Director; Virginia Scanlon, Secretary; and 23 homeowners.

Approved

- Minutes from February 2020
- Motion to approve [Code of Conduct](#) resolution - approved.
- Motion to approve bid from NW Tree Specialist to remove 11 trees - approved
- Motion to approve Landscape East & West bid to spread bark dust - approved
- Steve Geddie appointed to fill director position - approved



Heights Lane community pride / Photo by Mark Schweitzer

Treasurer

- Increased water bill due to leak by the clubhouse
- Maks asking AMS for expense details related to
 - extra management fee
 - office supplies
- CPA working with AMS for preparation of financial package
- As of April 30th, 48 people had not paid dues - Maks will get the current status and past due notices will be sent. Owner with payment hardship must contact AMS to arrange a payment plan.

Need help or want to volunteer: Go to [Four Seasons Assist](#)

Maintenance

- Colby met with Landscape East & West one month ago to walk the property. Will develop a more structured, systematic approach and will have a formalized plan soon.
- Got bids for barkdust & tree removals with help from Mark.
- Common area fence proposal - Murray & Village (between Lot 7 & Lot 8) to mitigate issues related to homeless people.
- Summerville retaining wall - Colby & Mark met with owner for onsite review of issues related to settling and retaining wall failure. More information gathering underway. Colby is preparing a recommendation for the Board.
- Wheaton Lane has a path at the end that leads down to the common area below. A pool of water has developed, possibly a natural spring or drain leak. - investigating source.

Pool

- Diantha has been trying to contact Haven Pools to have them check out the status of our pools.

Clubhouse

- March use - four renters, two HOA users.
- Clubhouse closed since March 16.
- Having a company give a bid to fix numerous woodpecker holes - Getting bids to cover the north side with Hardi cement board to permanently resolve this long-term problem.
- Needles on roof and in gutters will be corrected.

Architecture

- April/May
 - Twenty-one approvals
 - Seven of the approvals were for RV Parking / Dumpster requests
 - Eight requests in process
 - Two appeals requested
- Appeal hearings deferred due to COVID.
- Mark will ask to see if owners comfortable appealing via video conference.
- AMS walk-through three weeks ago - Compliance records presented were difficult to assess.- new photos marked up to clarify.

Old Business

- Code of Conduct resolution - approved

New Business

- Junk Box date - Jack Scanlon will check to see if grant expires; planning tentatively to have it in fall along with Garage Sale.
- Roger Scullion appealed the denial of his roofing material - upon further discussion, he withdrew to reconsider pre-approved roofing vs. roofing list update.
- Trees that are dead and leaning need to be removed - this has been a backlog item - we have budget for this.
- Dead tree in creek - City of Beaverton is requesting that we leave it there for wildlife habitat - just remove threatening top half. Will be challenging to remove the distance from the street.
- Pools will not be opening in Phase I, but no official board closure.

Meeting adjourned at 8:10 p.m.

2020 Annual Meeting

- Approved minutes from last annual meeting 2019.
- Election absentee ballots totals confirmed.
- Joanne Fish introduced as a new board member - has lived in Four Seasons for 32 years!
- Mark saluted Diantha for a job well done and thank you!

Meeting adjourned at 8:20 p.m.

June 6, Board organizational meeting

The online meeting was called to order at 1 p.m.

Attendees were directors Steve Geddie, Mark Schweitzer, Robyn Berry, Colby Anderson, Joanne Fish. Communication Officer Mike Keiser also attended.

Motions were made for the directors to serve in the following administrative roles; Steve Geddie, President; Mark Schweitzer Vice President & Architectural Director; Robyn Berry, Clubhouse Director; Colby Anderson, Maintenance Director; Joanne Fish, Pool Director. The motions were approved unanimously.

Due to scheduling conflicts of the directors, a new schedule of Regular Board Meeting dates was approved: June 24, July 22, August, no meeting scheduled, Sept. 23, Oct. 21, Nov. 18, Dec. 16 (optional).

Mike Keiser was introduced and provided an update of G Suite access to documents.

Following a brief review of upcoming agenda items before the board, the meeting was adjourned at 1:40 p.m.

The online Board Organizational Meeting reconvened on June 10, 2020 at 6 p.m. Attendees were directors; Steve Geddie, Mark Schweitzer, Robyn Berry, Joanne Fish. Colby Anderson was called out of town unexpectedly. Communication Officer Mike Keiser also attended.

A motion was made to appoint former President Diantha Woodside as Transition Liaison. The motion passed unanimously. Diantha will serve until the new directors become sufficiently familiar with G-Suite document organization and new responsibilities. The meeting adjourned at 6:15 p.m.

Architectural report: *April-May 2020*

Date	Scope of work	Address	Status
5/31/2020	RV - Popup trailer parking	15655 SW Village Lane	Approved
5/31/2020	21' Travel trailer parking	14620 SW Village Lane	Approved
5/30/2020	Travel trailer parking	15530 SW Village Lane	Approved
5/27/2020	Gazebo / backyard	15390 SW Peppermill Court	Approved
5/24/2020	Backyard landscape per plans Synthetic lawn, remove 4 trees	15750 SW Autumn Lane	Approved
5/21/2020	Paint per colors submitted	15797 SW Village Circle	Approved
5/21/2020	Paint per colors submitted	15799 SW Village Circle	Approved
5/21/2020	Landscape correction & dumpster parking	14820 SW Village Lane	Approved
5/20/2020	Motorhome 1 parking	6165 SW 150th Avenue	Approved
5/20/2020	Motorhome 2 parking	6165 SW 150th Avenue	Approved
5/18/2020	Deck	15580 SW Burntwood Court	Approved
5/15/2020	Sidewalk	5775 SW 152nd Avenue	Approved
5/12/2020	Deck replacement with composite	15065 SW Wheaton Lane	Approved
5/7/2020	Driveway replacement with same pavers	15830 SW Village Lane	Approved
5/6/2020	Trailer parking	15402 SW Village Lane	Approved
4/30/2020	Landscaping per plans submitted	15799 SW Village Circle	Approved
4/30/2020	Fence replacement	6170 SW Heights Lane	Approved
4/25/2020	Boat parking	15788 SW Village Circle	Approved
4/10/2020	Replace all windows & door w/slider	15402 SW Village Lane	Approved
4/9/2020	Roofing	5855 SW 152nd Avenue	Approved
4/7/2020	Drainage & landscaping	14909 SW Village Lane	Approved

Total Approvals: 21

April reprinted for completeness

Introducing our new HOA Board members

Steve Geddie

My name is Steve Geddie. I live in the Four Seasons community with my wife, Catherine and our two dogs. We moved into Four Seasons in late 2017 after spending a year living abroad in Germany on a work assignment. Catherine and I both work at a local manufacturing organization; she's a member of the quality department, and I'm a kind of mad scientist on the production side of things. Prior to living and working in Oregon, I was a member of the US Navy's submarine force for 10 years. Catherine is originally from the Philippines, she emigrated to the US around 2000.

In terms of priorities, I'm looking forward to working with both the board and the Four Seasons residents to ensure that we have a community that is safe, maximizes property values and maintains the uniqueness that makes our neighborhood distinct.

Joanne Fish

My name is Joanne Fish and I grew up in the Boston area before moving to the Bay Area and ultimately to Beaverton. I've lived in Four Seasons for the past 32 years and the last 28 with Webb. We are lucky to be able to watch sunsets from our backyard that borders the powerline trail and to watch the waterfall and koi in our front yard pond.

I worked at Tektronix for 18 years as an engineer and production manager and spent the last 5 years of my career as a Project Manager for a logistics company. I retired early and have been enjoying my life doing what I love: traveling, walking, reading and knitting chemo hats for St V.

Treasurer's report: *period ending April 30, 2020*

Four Seasons Homeowners Association Balance Sheet 4/30/2020

	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
Assets			
<u>Current Assets</u>			
1000 - Alliance Bank Operating (Primary) .45%	\$129,008.48		\$129,008.48
1005 - Alliance Bank Petty Cash .35%	\$1,232.05		\$1,232.05
1100 - Alliance Bank Money Market .45%		\$143,207.16	\$143,207.16
1200 - Assessments Receivable	\$20,173.42		\$20,173.42
1350 - Prepaid Insurance	\$4,319.28		\$4,319.28
<u>Total Current Assets</u>	<u>\$154,733.23</u>	<u>\$143,207.16</u>	<u>\$297,940.39</u>
<i>Assets Total</i>	\$154,733.23	\$143,207.16	\$297,940.39
Liabilities & Equity			
<u>Current Liabilities</u>			
2200 - Prepaid Assessments	\$4,701.94		\$4,701.94
2300 - Prebilled/Deferred Assessments	\$122,815.36		\$122,815.36
<u>Total Current Liabilities</u>	<u>\$127,517.30</u>		<u>\$127,517.30</u>
<u>Long-Term Liabilities</u>			
2900 - Reserve Contract Liability		\$143,207.16	\$143,207.16
<u>Total Long-Term Liabilities</u>		<u>\$143,207.16</u>	<u>\$143,207.16</u>
<u>Retained Earnings</u>	\$32,184.10	\$0.00	\$32,184.10
<u>Net Income</u>	(\$4,968.17)	\$0.00	(\$4,968.17)
<i>Liabilities and Equity Total</i>	\$154,733.23	\$143,207.16	\$297,940.39

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 because of Covid-19)

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

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

Secretary: Virginia Scanlon, secretary@fourseasonshoa.net

Treasurer: Maksim Koroley, 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 Henoach, 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>