



NEWSLETTER

May 8, 2020 | *Special edition while Board meetings are on hiatus*

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Update from the Board and officers

Dear Four Seasons residents,

As the Covid 19 pandemic continues to alter our daily lives, your Board and Officers want to check in with you all. As you know, the Four Seasons Annual Meeting was adjourned until the ban on groups gathering together is lifted.

What does this mean for the HOA? Your current Board and Officers are still active. The FSHOA Annual meeting will be held when the ban is lifted on groups meeting in public places.

Once the Annual meeting can be held, the election will be ratified. We do have enough absentee votes to affirm the election of Joanne Fish to the Board at the Annual Meeting.

A few updates from Directors and officers:

Robyn Berry, Clubhouse Director:

The Clubhouse has been closed with no new reservations accepted until further notice. Robyn would like to thank Mark Schweitzer for replacing our flag at the front of the clubhouse.

Colby Anderson, Maintenance Director: The last few months have been mostly a transition period as I am getting up to speed with the current neighborhood maintenance issues and procedures. Big thanks to Mark for the helping hand in the meantime. We've been troubleshooting a water leak in the irrigation system near the clubhouse. The leak has since been resolved.



Tree in blossom, Village Circle, April 2020

We're also reconnecting with the landscaping Foreman to strategize making sure all neighborhood common areas are seeing the landscaping attention they need going forward.

The pedestrian bridge process has been slightly delayed due to the hand-off of responsibilities over the last few months, but we are hoping to pick it back up and keep it moving in the coming months. Between the multiple bridge options, numerous jurisdictions involved, and an attempt to make this as financially feasible as possible - this has proven to be a significant task. We appreciate the neighborhood's patience as we balance all of these concerns. We are trying to do our best to present responsible and cost effective options that best represent our neighborhood's collective best interests.

Diantha Woodside with Pool update: How do the Meeting and Social Distancing Restrictions affect the use of our pools this summer? The pools will remain closed if the restrictions are not lifted. However, if the restrictions are lifted, the Board will then review what type of guidelines need to be followed to keep everyone safe. This is a fluid situation with no final decisions having been made at this time. From what we're hearing, many associations are not planning to open their pools this summer due to potential protocols put into place for health and safety. We are going with the "wait and see" approach, and will keep you posted as we learn more.

Mike Keiser, Communications Officer: Four Seasons Assist website went live. This involved making the website as well as the two forms for people to fill out and submit. Made a paper form so that computer-free residents can request help or offer assistance. Margaret Rund and Vicki Lucias distributed the forms. I left a batch of them at the Clubhouse, as well.

Maksim Koroley, Treasurer: Four Seasons HOA finance and recording keeping were successfully transferred from former CAP and new management company AMS. The transition was fairly successful. Despite a short period of time to make a sound summary, AMS appears to be much more efficient and responsive to needs of Four Seasons HOA.

Mark Schweitzer, ARC Director: During the last two months, the Architectural Committee has continued to review new ARC applications submitted through our new management company AMS. I have nothing but great things to say regarding the responsiveness and professionalism of AMS, specifically Nichole Laczo and Alex Carrizales.

All ARC applications, non-compliance and record keeping data is now maintained in the AMS application called Caliber. It is the same system that owners use to make annual dues payments and review other owner account information. The system provides such detailed record keeping, ARC no longer needs to maintain a duplicate record keeping system. This is a tremendous labor-saving benefit that will allow ARC to focus on other priorities.

I continue to work with AMS on a daily basis to complete the transition and notification process to owners with long standing non-compliance issues.

To my surprise, we received a number of exterior siding and painting requests in late February due to the mild weather. Unfortunately, the same beautiful weather also brought us many large patches of spring weeds and grasses along parking strips and front yards throughout the neighborhood. It has been great to see so many owners take advantage of our “Stay at Home” reality to undertake outdoor maintenance.

AMS is scheduled to perform the first Four Seasons Walkthrough sometime during the first two weeks of May. The results of this unbiased property inspection will also be reviewed by ARC prior to notices being sent to owners. This will confirm that AMS observations meet Four Seasons specific architectural and landscape maintenance standards.

Thank you to Vicki Lucius for looking skyward and letting me know the Clubhouse flag was in need of replacement. It takes a village! In addition to honoring the many veterans that live among us, let our new flag also honor the many front line EMT's, nurses, doctors and countless others that serve selflessly and quietly behind the scenes to keep us safe.

Finally, I appreciate all HOA board and officers willingness to work together in a professional, cohesive and supportive manner to problem solve and meet the many challenges ahead.

*Sincerely,
Four Seasons Board and Officers*

Architectural report: February through April 2020

Date	Scope of work	Address	Status
2/20/2020	New siding & paint	5500 SW Village Place	Approved
2/20/2020	New siding & paint	5490 SW Village Place	Approved
2/25/2020	Front kitchen garden window	14720 SW Village Lane	Approved
2/26/2020	Garage door & new vinyl windows	15800 SW Village Lane	Approved
3/11/2020	Parkway tree removal (w/conditions)	5745 SW 152nd Avenue	Approved
3/4/2020	Rear privacy fence	14905 SW Village Lane	Approved
3/18/2020	Air conditioning unit	15735 SW Springfield Lane	Approved
4/23/2020	Partial list approved: Fence projects, driveway, house & door paint	6045 SW Glenbrook Road	Approved
4/9/2020	Drainage system, west side landscape, bin fence	14909 SW Village Lane	Approved
4/13/2020	Roofing & gutters	5855 SW 152nd Avenue	Approved
4/20/2020	All windows & 1 rear door replaced w/bronze vinyl	15402 SW Village Lane	Approved

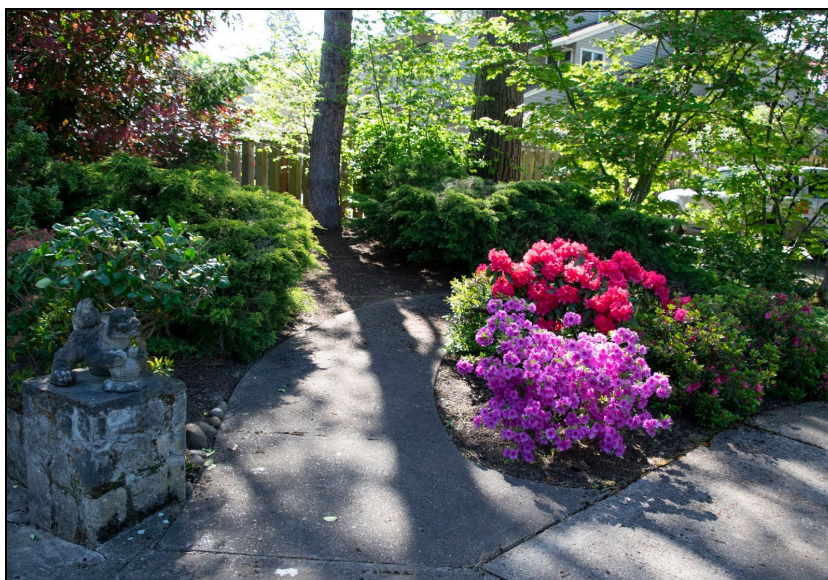
Total Approvals: 11

Denials due to incomplete or non-compliant requests: 4

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

Four Seasons Homeowners Association Balance Sheet 3/31/2020

	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
Assets			
<u>Current Assets</u>			
1000 - Alliance Bank Operating (Primary) .45%	\$131,520.78		\$131,520.78
1005 - Alliance Bank Petty Cash .35%	\$1,220.01		\$1,220.01
1100 - Alliance Bank Money Market .45%		\$139,578.33	\$139,578.33
1200 - Assessments Receivable	\$28,836.94		\$28,836.94
1350 - Prepaid Insurance	\$4,859.19		\$4,859.19
<u>Total Current Assets</u>	<u>\$166,436.92</u>	<u>\$139,578.33</u>	<u>\$306,015.25</u>
<i>Assets Total</i>	\$166,436.92	\$139,578.33	\$306,015.25
Liabilities & Equity			
<u>Current Liabilities</u>			
2200 - Prepaid Assessments	\$4,626.94		\$4,626.94
2300 - Prebilled/Deferred Assessments	\$138,167.28		\$138,167.28
2520 - Other Accrued Liabilities	\$49.40		\$49.40
<u>Total Current Liabilities</u>	<u>\$142,843.62</u>		<u>\$142,843.62</u>
<u>Long-Term Liabilities</u>			
2900 - Reserve Contract Liability		\$139,578.33	\$139,578.33
<u>Total Long-Term Liabilities</u>		<u>\$139,578.33</u>	<u>\$139,578.33</u>
<u>Retained Earnings</u>	\$32,184.10	\$0.00	\$32,184.10
<u>Net Income</u>	(\$8,590.80)	\$0.00	(\$8,590.80)
<i>Liabilities and Equity Total</i>	\$166,436.92	\$139,578.33	\$306,015.25



*Springtime along
Hickory Lane, May 2020*

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.

Pool keys: If you haven't picked up your key, you may pick it up at HOA Board meetings.

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!

HOA contacts

President: Diantha Woodside, 503-970-4393, 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>

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

Pool: (position vacant), pools@fourseasonshoa.net

Secretary: Virginia Scanlon, secretary@fourseasonshoa.net

Treasurer: Maksim Korolev, treasurer@fourseasonshoa.net

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

Volunteers: (position vacant), 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>