



# NEWSLETTER

November 24, 2020 | Includes minutes from the Nov. 18 Board meeting

\*\*\*\*\*

## A message from President Steve Geddie

Neighbors,

Greetings. As some of you may know, my term as Four Seasons President is coming to an end. As I reflect back on my tenure, I thought it might be useful to share some unvarnished perspective on the realities of the neighborhood's governance, and on the sustainability of the current approach. Some of what I've written is fact, some is my own opinion. To be clear, I have no axe to grind. I am sharing my thoughts only to inform your perspective and to invite you to spend a moment to consider the implications if my take on the situation is correct.

The terrain, and the impact, as I see it:

- **OBSERVATION:** Even with the benefit of meaningful leadership experience (in both the military and civilian sectors) and education, I have felt stretched by this presidency role. The nature of the work and the level of commitment required seem to go beyond the bounds of what is normally considered volunteer work. **IMPACT:** It is unlikely that we will be able to attract and retain the right people for the long haul. This impact can already be seen in the turnover rate of the Board and officers.
- **OBSERVATION:** The neighborhood has a single layer of leadership. By "single layer", I am referring to the Board and the officers. From an org chart perspective, there are no designated "managers" or some other leadership role subordinate to the Board/officers, to which assignments and situations can be delegated. As a result, the Board/officers are tasked with thinking in both tactical (short term) and strategic (long term) time horizons. In my experience, when faced with a choice between the short- and long-term, most people choose the short-term, as doing so provides immediate relief from whatever brush fire is hottest and closest. Therefore, the Board/officers could not be blamed for focusing solely on issues with immediate consequences. **IMPACT:** it's not a stretch to state that years of short-sighted thinking usually doesn't add up to a good outcome.
- **OBSERVATION:** the single layer of leadership is staffed solely by volunteers. As soon as something becomes a volunteer activity, we have to accept whatever individual and whatever time commitment they're willing to make, and we must assume that that person is doing the best that they can. It is not reasonable to ask for different/more engagement, as we cannot mandate how and in what amount someone chooses to engage in a volunteer activity. **IMPACT:** The neighborhood pays nothing for the board (financially) but does pay in terms of increased response times and in terms of risk (more below on the risk).

● **OBSERVATION:** The majority of the neighborhood seems to be disengaged in the governance. As evidence, we were able to achieve not even a 20% response rate to the recent bridge vs. sidewalk feedback form. At those kinds of response rates, absent a full-on marketing blitz it's unlikely that the bylaws can ever be modified to stay current, or that any kind of capital improvement could ever be executed. **IMPACT:** The neighborhood leadership often wonders aloud if anyone cares or is at all grateful for the level of volunteer commitment that they're making. The disengagement would be easier to bear were it not for the fact that...

● **OBSERVATION:** ...there is a vocal minority of outspoken neighbors that apparently have nothing better to do than to waste their own and everyone else's time by using the HOA meetings as a platform to be disruptive and to attack the volunteer members of the Board. If as you are reading this you find that the observation hits a little too close to home, it means that you are one of the people to which I am referring. Memo to those people: it is unclear to me what kind of outcome you are trying to drive, but you have created the perception that you are trying to make other people feel bad so that you can feel good. **IMPACT:** It is difficult to remain motivated to effectively lead the neighborhood while concurrently being publicly berated by the very people one seeks to serve.

● **OBSERVATION:** I believe that the points noted above, on their own and in a vacuum, are not earth-shattering. However, when combined these points are, at minimum, contributing to a lack of continuity in the leadership, which is impeding the ability to holistically manage the neighborhood in an effective manner. Specifically, it is clear that there has been no long-term infrastructure lifecycle management. This is a failure at Assets 101, and eventually that failure will come home to roost in some form or another. **IMPACT:** I believe that the neighborhood's infrastructure challenges are likely to come to an inflection point in the near future, specifically in the form of a negligence lawsuit due to lack of timely response to an infrastructure challenge.

Even if you disagree with either anything or everything I've written, I would challenge everyone to take a moment to reflect on whether or not our approach to governance is up to the task of maintaining the infrastructure that supports ~ \$200 million worth of real estate. If it is, then great. If not, then something needs to change. Teddy Roosevelt said that "Bringing up a problem without proposing a solution is called whining", and I don't want to be thought of as a whiner. Therefore, I propose that the neighborhood take the following four actions in response to these observations:

1. If the leadership takes an action that pleases you, consider sending a simple note of appreciation. Everyone likes to hear "thank you". I can assure you that our leaders would like to hear it as well. Conversely, if you disagree with something that they do, please provide constructive, actionable feedback that starts from a space of empathy; our leadership is doing their best.
2. Consider getting involved and supporting the Board when they ask for volunteers. The volunteer requests are usually in the space of simple logistics activities that, while not time consuming in and of themselves, will help to relieve both the actual and perceived pressures on the Board/officers' time.
3. Given the time commitment that's required, I would question whether it's fair to ask our Board/officers to pay dues. Were "waiving the dues" to be enacted, spreading this relatively small benefit across the entirety of the neighborhood would equate to a trivial amount of money per household. Doing so would serve as a token acknowledgement that there should be some material benefit to filling a leadership seat.

4. Perhaps more controversially, I believe we should create (and possibly fund) either one or multiple Operations Director/Operations Officer (OD/OO) positions on the neighborhood leadership team. The idea behind this position is that the OD/OO could be turned loose to respond to short-fused and semi-tactical day-to-day situations. This would free the Board and officers to proactively address our long-term challenges, of which there are plenty. I'd suggest thinking of this *potential* cost as an investment/insurance policy against realizing risk in the future. While at first glance this may seem like duplication of the management company's work, the role of the management company is to do what told when told, *not* to figure out what needs to be done. Granted, the support of the management company is valuable, but they are not (nor should they be) positioned to alleviate the trade-offs between short-term and long-term thinking that the Board/officers are currently trying to balance.

Some of these points, yes, *may* mean more money out of all of our pockets. However, in developing these suggestions I am attempting to bring forth a set of middle-of-the-road solutions that seek to balance the unsustainable nature of our governance (granted, by my own perception) while keeping costs reasonable. Again, I believe that a much, much larger bill is coming due if we continue on our current trajectory. In the event that that prediction comes true, the frustration we may feel in response to a small cost increase now will pale in comparison to what we feel on the day we sell our houses (due to the lien that we'd have to pay).

In the end, the Four Seasons and its sub associations are true gems. It's not possible to find another neighborhood with this kind of ambiance at these price points, and I don't want to see things go sideways. I've provided these thoughts in order to alert you all to both the presence and the magnitude of the challenges that I believe we're facing. Regardless of how we choose to proceed, I will value both living in the Four Seasons and the relationships I've formed with the Board/officers during my tenure. Wishing you all the best.

– SDG

## November 18, 2020, minutes

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

### Approved

- Minutes from October 21, 2020, Board Meeting
- Minutes from October 27, 2020, Special Meeting regarding pedestrian crossing
- Motion to renew trapping services for nutria for four more weeks

Brief tutorial given on using mute for virtual meetings.

## **Treasurer (Nichole Winters filled in for Maks)**

- There are instructions in last month's newsletter giving detailed instructions on logging into the AMS portal. Homeowners can use it to view financials in detail.
- The Operating Budget has been drafted.
- Management expenses have increased
- Proposed dues will remain the same in 2021
- Maks averaged eight months of data for services for the average per month charge
- Came up with savings via pool not being used this summer
- To cut costs in 2021 - Proposal to open pools Memorial Day weekend but then only open on weekends until school lets out. This will reduce pool payroll costs - saves on salaries and taxes
- Budget adjusted to reflect harder times for some residents.
- Income from clubhouse rental down due to COVID.
- When AMS took over they were confused and moved operating \$\$ to reserves - that has since been corrected.
- Reserves - Reserve Study Group has all the data now - we should have the results before Thanksgiving.
- RSG will factor both bridge options into calculations.
- The Board has seen the budget proposal only briefly - will be posted for review as per usual.

## **Maintenance**

- Troubleshooting with landscape contractor until a new account manager is assigned. (Walkthrough completed 11/20/20)
- Pedestrian walkway project waiting on Reserve Study
- Putting together Project Plan to present to the Board
- Water bill running above average - Meter turned off pending leak inspection, likely related to landscape irrigation again.
- Question about tree limb on island near the power line park
- Question about willow tree near walking bridge - broken off
- Mike Wagner offered to put new wire back up on the trees to protect from more nutria damage - thanks Mike!

## **Pool**

- Mark & Colby reviewed pool area and pool cover debris maintenance requirements with landscape contractor on (11/20/20)

## **Clubhouse**

- Closed since March 16.
- Robyn adjusted thermostat to remain at 60
- It was confirmed "small can" inserts are used during off season
- Discussion regarding unauthorized use of garbage cans. Possibly putting a notice in the newsletter or notes on cans - please do not use! Steve will handle this.

## Architecture

- 18 approvals for October; 117 YTD
- One denial because of color - resubmitted and approved
- Four nuisance complaints

## Communications

- Opt-out list reduced number from 110 to 96
- Mike will send out another reminder
- \$309 for October mailout to 110 residents
- Maks and Mike updating the web hosting payment information

## Old Business

- Four nutria captured and one raccoon
- There is at least one nutria still loose
- We should renew contract for additional month
- Steve asked for help with daily monitoring of traps

## New Business

- 30-year plan delayed due to not receiving reserve study yet

## Homeowner Forum

- Next meeting will be Steve's last as president.
- He wrote a summary of the neighborhood structure as he sees it - his opinion only - will be in the next newsletter.
- Steve was thanked for the large amount of time dedicated to Four Seasons.

Meeting was adjourned at 7:43 p.m.

Next board meeting Wednesday, December 16 at 7 p.m. (can join after 6:50 p.m.)

[meet.google.com/xtm-kwvk-boa](https://meet.google.com/xtm-kwvk-boa) Join by phone: 617-675-4444 PIN: 653 243 953 4472#

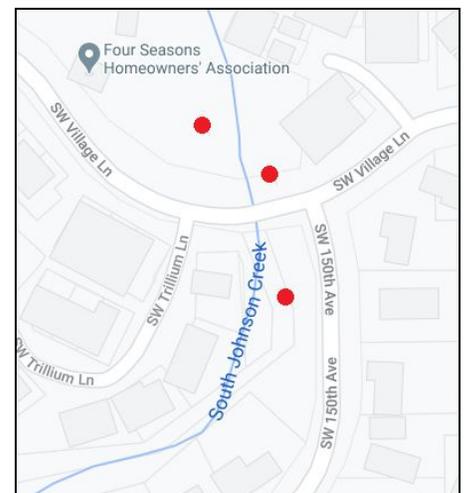
---

## Nutria traps

More Nutria traps were deployed November 24.  
Locations are shown on the map, at right.

Please do not disturb the traps. If someone notices a nutria has been caught and I haven't already gotten to it, they can email me I'll coordinate removal.

– Steve Geddie, Four Seasons President,  
[president@fourseasonshoa.net](mailto:president@fourseasonshoa.net)



# Architectural report: *Period ending October 31, 2020*

Date	Scope	Address	Status
10/01/20	Travel trailer	15530 SW Village Lane	Approved
10/02/20	RV parking	15530 SW Village Lane	Approved
10/03/20	Landscape & hardscape	15400 SW Village Lane	Approved
10/09/20	RV parking	15365 SW Village Lane	Approved
10/11/20	RV parking	15365 SW Village Lane	Approved
10/12/20	Door slider & deck	15817 SW Village Circle	Approved
10/12/20	Tree removals & replacements x2	6110 SW 150th Avenue	Approved
10/13/20	Travel trailer	14625 SW Village Lane	Approved
10/13/20	Address numbers, light fixtures	15402 SW Village Lane	Approved / Partial
10/15/20	RV	15365 SW Village Lane	Approved
10/16/20	Deck	15705 SW Village Circle	Approved
10/17/20	Fence, tree removal & replacement	15670 SW Springfield Lane	Approved
10/19/20	Tree removal & replacement	6080 SW 150th Avenue	Approved
10/20/20	Travel trailer	14620 SW Village Lane	Approved
10/19/20	Concrete pad	15834 SW Village Circle	Approved
10/22/20	Motorhome	6165 SW 150th Avenue	Approved
10/22/20	Travel trailer	14625 SW Village Lane	Approved
10/23/20	Front door paint color	15402 SW Village Lane	Approved

<b>Total Approvals:</b>	<b>18</b>
<b>Denials Due to Incomplete or Non-Compliant Requests:</b>	<b>1</b>
<b>Approvals YTD:</b>	<b>117</b>

## Opt-out update

By default, HOA communications to all owners are by electronic communication: email, the website and the message list (listserv).

If you want to receive all HOA communications by postal mail, you are opting-out of electronic communication.

The opt-out form, distributed with HOA invoices last year, prompted many of you to opt out. The number of owners opting out went from about 20 (in 2017) to 109. After we published what had happened in last month's newsletter, the opt-out list has dropped to 96. Lower numbers on that list keep HOA expenses substantially lower, too.

If you are receiving copies of the newsletter by mail and would like that to stop, email me, [communications@fourseasonshoa.net](mailto:communications@fourseasonshoa.net), and I'll help facilitate your removal from the opt-out list.

– Mike Keiser

# Treasurer's report: *period ending October 31, 2020*

**Four Seasons Homeowners Association  
Balance Sheet  
10/31/2020**

	Operating	Reserves	Total
<b>Assets</b>			
<u>Current Assets</u>			
1000 - Alliance Bank Operating (Primary) .45%	\$69,458.07		\$69,458.07
1005 - Alliance Bank Petty Cash .35%	\$1,360.06		\$1,360.06
1100 - Alliance Bank Money Market .45%		\$169,097.91	\$169,097.91
1200 - Assessments Receivable	\$7,067.67		\$7,067.67
1350 - Prepaid Insurance	\$5,015.91		\$5,015.91
<u>Total Current Assets</u>	\$82,901.71	\$169,097.91	\$251,999.62
<i>Assets Total</i>	\$82,901.71	\$169,097.91	\$251,999.62
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000 - Accounts Payable	\$4,580.20		\$4,580.20
2200 - Prepaid Assessments	\$4,539.59		\$4,539.59
2300 - Prebilled/Deferred Assessments	\$30,703.84		\$30,703.84
<u>Total Current Liabilities</u>	\$39,823.63		\$39,823.63
<u>Long-Term Liabilities</u>			
2900 - Reserve Contract Liability		\$164,932.01	\$164,932.01
<u>Total Long-Term Liabilities</u>	\$0.00	\$164,932.01	\$164,932.01
<u>Retained Earnings</u>	\$3,996.70	\$0.00	\$3,996.70
<u>Net Income</u>	\$43,247.28	\$0.00	\$43,247.28
<i>Liabilities and Equity Total</i>	\$87,067.61	\$164,932.01	\$251,999.62

**Please note:** All HOA financial reports are available online on the website of our management company, AMS: [https://caliber.ams-nw.com:9002/CaliberWeb2\\_AMSNorthwest](https://caliber.ams-nw.com:9002/CaliberWeb2_AMSNorthwest) Once signed on, click on Documents at the top right of the page. On the left, click on Financials, then Month-End Financials, then the year. In the right panel will be a listing of reports for you to view or download.

## 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](mailto:fourseasons@ams-nw.com)

Submit via AMS Account Portal: [www.ams-nw.com/portal](http://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](mailto: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](mailto: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 contact information

**Note:** If you need to contact the HOA by **phone**, please call our management company, AMS, at 503-598-0552.

**President:** Steve Geddie, [president@fourseasonshoa.net](mailto:president@fourseasonshoa.net)

## **Vice President/Architectural :**

Mark Schweitzer, Architectural Director, [ArcDirector@fourseasonshoa.net](mailto:ArcDirector@fourseasonshoa.net)

Architectural Committee: [arccommittee@fourseasonshoa.net](mailto:arccommittee@fourseasonshoa.net)

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

**Clubhouse:** Robyn Berry, [clubhouse@fourseasonshoa.net](mailto:clubhouse@fourseasonshoa.net)

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

(Clubhouse closed due to Covid-19)

**Maintenance:** Colby Anderson, [maintenance@fourseasonshoa.net](mailto:maintenance@fourseasonshoa.net)

**Pool:** Joanne Fish, [pools@fourseasonshoa.net](mailto:pools@fourseasonshoa.net) (Pool closed due to Covid-19)

**Secretary:** Virginia Scanlon, [secretary@fourseasonshoa.net](mailto:secretary@fourseasonshoa.net)

**Treasurer:** Maksim Korolev, [treasurer@fourseasonshoa.net](mailto:treasurer@fourseasonshoa.net)

**Communications:** Mike Keiser, [communications@fourseasonshoa.net](mailto:communications@fourseasonshoa.net)

**Volunteers/Four Seasons Assist:** Judy Schweitzer, [volunteers@fourseasonshoa.net](mailto:volunteers@fourseasonshoa.net)

## **Four Seasons Sub-HOAs**

**Crystalbrook:** Rae Henoach, president, [crbpresident@crystalbrook.us](mailto:crbpresident@crystalbrook.us)

**Summerville Square:** Matt Wille, president, [summervillesqtha+pres@gmail.com](mailto:summervillesqtha+pres@gmail.com)

**The Villas:** Beverly Noe, president, [bevnoe1@comcast.net](mailto:bevnoe1@comcast.net).

**HOA website:** [fourseasonshoa.net](http://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>