



# Four Seasons

**April 2011**

**Homeowners Association Newsletter**

Please visit our website at [www.fourseasonshoa.net](http://www.fourseasonshoa.net) – pictures of past events! Suggestions welcome!  
 Also, visit our new Facebook page: at <http://tinyurl.com/FSHOA-Pres>

Apr 16	FSHOA Yard Debris Chipping & Collection Springfield Lane – 10 am to 6 pm
Apr 30	Pool Work Party, 11:00 am – 1:00 pm
May 1	FSHOA Board Meeting 7:00 pm Clubhouse
May 7	Pool Work Party, 11:00 am – 1:00 pm

### Board of Directors' Call for Volunteers

The Board is presently seeking volunteers for the following roles:

- **Budget Committee:** Develops an operating budget for the HOA for the coming year. This budget is submitted to the Board of Directors for review and adoption at the November meeting. Normally Board members participate in budget planning sessions. Please contact Ralph Ebbutt or Susan Payne, Treasurer at to express your interest.
- **Maintenance Committee:** George Leitch has some specific projects he needs help with, and is seeking volunteers to help out for up to five hours per month. Please contact George for more information.
- **Pool Committee:** James Henshaw is seeking volunteers to help with maintenance of the pool areas and decks throughout the year. Please contact James for specifics.
- **Social Chairperson:** If anyone feels they would like to take on this role, please contact Amy Fullwiler or Ralph Ebbutt.

### Pool Work Party!

Please help prepare our neighborhood pool areas for the summer swim season. Pool work parties are scheduled for Saturday, April 30<sup>th</sup> and Saturday, May 7<sup>th</sup>. Bring work gloves, drinking water, and a smile.

### Pool Key Distribution

Pool keys will be available for distribution during the work parties. In addition, James will be at the pool each weekend in May from 11 am to 1 pm to distribute pool keys to those who have paid their pool fee.

### Pool & Spa Fees

The following fees are optional for homeowners, but required if you intend to utilize the neighborhood pools adjacent to the Clubhouse on SW Village Lane.

Initial membership fee (one-time charge)	\$250.00
All Facility Summer Fee (two pools & spa)	\$125.00
Adult Summer Fee (Adult pool & spa)	\$75.00
Two week guest pass	\$50.00
Lost key replacement	\$25.00

### Alena J. Marek Medical Fund Benefit Concert

Alena's Angels are proud to present Northwest recording Artist Michael Allen Harrison and Vocalist Julianne Johnson in concert at Cedar Mill Bible Church, 12208 NW Cornell Road, Portland, OR 97229 on Saturday, April 16 at 7 pm, benefiting the Alena J. Marek Medical Fund. Tickets are available for \$25, \$35, and \$45 through [www.ticketsoregon.com](http://www.ticketsoregon.com). If you cannot attend this event donations can be made at any branch of US Bank, ask for Alena J. Marek Medical Fund Account c/o Acct #153-662-744-777. On March 15, 2010 Alena was diagnosed with Group 4, Stage IV Alveolar Rhabdomyosarcoma which places her in the high-risk category. This is an aggressive, rare, soft-tissue cancer that affects children under 15 years old. Alena has qualified for the COG ARST-08P1 clinical trial, which is an aggressive and dose compressed treatment plan to fight this cancer. This has been and continues to be extremely difficult on her and the Marek family. Please join Alena's Angels in support of her battle by attending this great night of gifted music. If you would like more information about Alena's story you can check in at <http://www.caringbridge.org/visit/alenamarek>.

### Office Hours

If you would like to arrange an extended discussion in person or via phone, please contact Ralph at [ralphebbutt@gmail.com](mailto:ralphebbutt@gmail.com) or 503.482.7253. As always, suggestions are welcome and can be submitted between Board meetings via email, phone, or on the Four Seasons – President's [facebook](#) Page.

**Need Work Done?**

I'm a high school student out looking for work. I will do odd jobs for flat rate or hourly pay. Call Jason at (503) 644-5151 or email me at [woodglue94@yahoo.com](mailto:woodglue94@yahoo.com)

**Spring Party**

Since we do not presently have a Social Chair, we need a volunteer(s) to sign up to host the Spring Party (Easter Party). If you can help, please contact Amy Fullwiler at 503-956-9013 or [afullwiler@gmail.com](mailto:afullwiler@gmail.com)

**FSHOA Book Club**

Please join us! We meet once a month, and take turns selecting titles. For more information contact Virginia at 503-747-7218 or [virginiascanlon@comcast.net](mailto:virginiascanlon@comcast.net)

**Need A Babysitter or Petsitter?**

Send Virginia an email at [virginiascanlon@comcast.net](mailto:virginiascanlon@comcast.net) and I will forward it to a high school student who has expressed interest in earning some extra \$\$\$!

**Archery Club**

I want to start an archery club for anyone interested in starting, wanting to improve or just practice. I will offer an introduction class so you can see what to expect with the sport of archery; the equipment, accessories and cost. Next, is a beginning class that covers the equipment and fundamentals of archery. An intermediate class that continues with proper form, successful practice sessions and how to register and shoot in competitions. Please contact Darrin Auckland at 503-866-0674 or e-mail [darrwood\\_1@hotmail.com](mailto:darrwood_1@hotmail.com). The web address is [www.nocryinginarchery.com](http://www.nocryinginarchery.com)

**FOUR SEASONS HOMEOWNER'S BOARD OF DIRECTORS MEETING  
APRIL 3, 2011**

President, Ralph Ebbutt, called the meeting to order at 7:00 pm.

Those present: Ralph Ebbutt, President, Margo Russell, Secretary, James Henshaw, Pool Director, Linda Beachell, Architectural Director and four homeowners.

The Minutes of March/2011 Board of Directors meeting were approved as printed in the March /2011 Newsletter.

**Treasurer's Report  
Susan Payne, Treasurer**

**Jan - Mar**

<b>Income</b>	
HOA Annual Fees	107,250.00
Pool Fees	3,575.00
Club House User Fees	55.00
Interest Income	26.17
<b>Total Income</b>	<b>110,906.17</b>
<b>Expenditures</b>	
Clubhouse	1,753.94
Communications	815.60
General	512.36
Grounds Maintenance	7,636.00
Pool	2,326.77
<b>Total Operating Expense</b>	<b>13,044.67</b>
<b>Fees Designated to Reserves</b>	<b>25,000.00</b>
<b>Reserves Interest</b>	<b>30.88</b>
<b>Assessments as of 4/3/2011</b>	
	<b>2011    2010    2009    2008</b>
Full (383)	357    376    381    382
Partial	2    1    1    1
Unpaid	24    6    1

**ALL PAST DUE ANNUAL FEES: LIENS TO BE FILED**  
If you have not paid your annual dues, please call Susan Payne 303-784-1442 immediately to make payment arrangements to avoid the cost of lien fees.

**Director Reports**

**Clubhouse Report  
Amy Fullwiler, Clubhouse Director**

[no report]

To reserve the clubhouse, please contact Amy Fullwiler at 503-956-9013 or [afullwiler@gmail.com](mailto:afullwiler@gmail.com). A \$5 nonrefundable user fee and a \$50 refundable deposit is due when picking up the key.

**Pool Report  
James Henshaw, Pool Director**

Exciting things are happening at your FSHOA swimming pool. In March we looked at ways of saving on our energy cost. A hot tub lib was purchased, which will save on heating cost in the summer. Pumps will be

turned off and only run for a few hours per week when pool is closed.

Since no volunteers have stepped up, we had to hire someone to help with cleaning the pool. Employee will only be needed for 4-6 hours per week in the winter and will take over am pool duties in the summer. Pool monitor jobs have been filled and we are getting ready to open pool. Pool furniture needed. I have been out looking and found some good deals. Bids will be submitted at the March meeting.

James is investigating cost of putting pumps on the primer and replacing two broken chairs. A suggestion from the homeowner audience was made to provide more chairs for use during this next pool season. James will follow up.

**Maintenance Report  
George Leitch, Director**

[no report]

**Architectural Report  
Linda Beachell, Architectural Director**

**Approved:**

- 6035 SW Glenbrook Relocate 6' interior fence, add pavers, double wide good neighbor gate (east side), replace south & west fence with 6' fence
- 15620 SW Village Ln Install 9 roof vents
- 6125 SW 152nd Remove dead tree from parking strip
- 15772 Village Circle Replace fence around deck with 6' fence
- 14930 Hickory Ln Replace 3 windows with Milgard vinyl windows
- 6165 SW 150th Temporary RV parking 3/16-3/18 & 3/24
- 15787 SW Village Circle Replace south fence with 6' cedar fence (clear sealer)
- 15815 SW Village Ln Remove 3 leaning trees, prune others only as needed
- 6035 SW 152nd Remove leaning tree, replace with other plantings
- 14775 SW Village Ln Front yard landscaping per submitted plan with conditions

- 15680 SW Village Ln Remove 1 Leyland cypress
- 5765 SW Glenbrook Park utility trailer 3/30 & 3/31 during project

- 6035 SW Glenbrook Relocate 6' interior fence, add pavers, double wide good neighbor gate (east side), replace south & west fence with 6' fence

**Denied:**

- 6035 SW Glenbrook Park boat in side yard, build 8' fence abutting neighbor, build 8' fence abutting school

Projects have been approved by the Architectural Committee, however the Board of Directors did not vote to transfer approval from the Architectural Committee to the Board of Directors. This will occur at the Board of Directors meeting in May.

**Unfinished Business**

**Clubhouse Renovations**

Amy Fullwiler is working on obtaining multiple bids for Clubhouse renovation projects (including bathroom renovations, foundation and pier repairs, and resurfacing of the wood floors).

**Maintenance Contracts**

George Leitch is working on obtaining contract proposals for landscaping services and debris collection boxes. So far we have been going month to month without any rate increases; however we are interested in securing a guaranteed rate for these services.

**Reserve Study Update**

Ralph reported that he is waiting for updates on Clubhouse Project and Sidewalk Repair costs to finalize the study. Ralph hopes to convene a meeting of board members in April to enable reporting in the May 2011 Board meeting. Assuming the necessary inputs are provided on or before April 20<sup>th</sup> the study will be reviewed in May and voted on in June.

**Roy Dancer Park**

Ralph reported that another Four Season homeowner meeting was held to discuss THPRD's proposal for implementation of a footpath from the SW 150<sup>th</sup> Ave to the park. Residents who live adjacent to the park were in attendance. Multiple concerns regarding the easement, footpath, and future development plans were

expressed. Additionally residents shared additional details on the park's history. It is clear that residents adjacent to the park prefer that THPRD improve maintenance of the park without developing it any further. Ralph is working with residents to capture their concerns and wishes in a formal letter that will be shared in person with Hal Bergsma THPRD's Director of Park Planning, and delivered to THPRD's Board of Directors.

### **Architectural Request Process**

Ralph and the Architectural Committee are working on establishing a process for submitting, reviewing and approving architectural requests. The goal is to communicate a standard lead time and monthly cut-off date (e.g. two weeks prior to Board meetings). Linda will review this topic with the Architectural Committee, and provide an update at the May Board of Directors Meeting.

### **New Business**

#### **Residential Energy Improvements**

Ralph is organizing a meeting with Energy Trust of Oregon on residential energy improvements (including but not limited to solar panels, tankless water heaters, lighting, etc.) The meeting date and time will be announced in the next newsletter. In the interim, residents may obtain information directly from Energy Trust of Oregon's website.

A schedule of public education events is available at:  
<http://energytrust.org/events/>

Information on energy incentives is available at:  
<http://energytrust.org/residential/incentives/>

#### **Safety & Maintenance Concerns**

Two safety issues and one maintenance concern were brought to the attention of the Board. Ralph has referred these issues for resolution to Maintenance Director, George Leitch:

1. The viewing platform next to Johnson Creek in the common area south of Village Lane and west of SW 150<sup>th</sup> has a broken vertical slat requiring replacement.
2. There are no steps or handicapped access from the sidewalk to the street at the corner of Springfield and Village Circle. A resident inquired why there are no steps and if steps and a ramp for handicapped access could be installed at this corner.
3. Concern was registered regarding bark dust. It was reported that bark dust is regularly blown off

by personnel from our landscaping service provider. A resident expressed concern that exposure of tree roots could become problematic, and requested that the landscaping company (Monaghan's) be notified.

### **Adjournment**

The meeting was adjourned at 7:39 pm.

### **Next Board Meeting**

The next Board of Directors Meeting will be held on May 1, 2011 at 7pm at the Clubhouse.

**ARCHITECTURE**

The parking of boats, campers and recreational vehicles within the confines of Four Seasons is restricted by Article 10 of the covenants. Written requests must be submitted and approved by the Architectural Committee prior to parking the vehicle. City of Beaverton code prohibits the parking of vehicles with "For Sale" signs on any city street.

Any architectural changes, such as new roofing, painting, storm windows/doors, landscaping, tree removal, fencing, etc. need prior approval from the Architectural Committee before the project can begin. Mail plans or requests to Director of Architecture, Four Seasons Homeowners' Association, PO Box 2105, Beaverton, OR 97075.

Requests can also be sent via email to [fourseasonsarch@msn.com](mailto:fourseasonsarch@msn.com). Please submit requests 3-4 weeks prior to the date work is to begin. All requests will receive a response.

Homeowners in Crystalbrook Homeowners Association should contact the Architectural Director for Crystalbrook Homeowners Association for architectural approval.

Homeowners in The Villas should contact the Architectural Director for The Villas Homeowners Association for architectural approval.

**Four Seasons Homeowners' Association \* PO Box 2105, Beaverton, OR 97075 \* [www.fourseasonshoa.net](http://www.fourseasonshoa.net)**

<b>President (Director)</b>	<b>Ralph Ebbutt</b>	<b>503.482.7253</b>
<b>Vice President (Director)</b>	<b>Amy Fullwiler</b>	<b>503-956-9013</b>
<b>Architectural (Director)</b>	<b>Linda Beachell</b>	<b>503-799-5180</b>
<b>Architectural Committee</b>	<b>Wendy Chapman</b>	<a href="mailto:fourseasonsarch@msn.com">fourseasonsarch@msn.com</a>
	<b>Shelly Evans</b>	
	<b>Bob Nordstrom</b>	
	<b>Mark Schweitzer</b>	
<b>Clubhouse (Director)</b>	<b>Amy Fullwiler</b>	<b>503-956-9013</b>
<b>Maintenance (Director)</b>	<b>George Leitch</b>	<b>503-848-2855</b>
<b>Pool (Director)</b>	<b>James Henshaw</b>	<b>971-732-6695</b>
<b>Secretary</b>	<b>Margo Russell</b>	<b>503-372-5696</b>
<b>Treasurer</b>	<b>Susan Payne</b>	<b>503-784-1442</b>
<b>Communications Committee Chairman</b>	<b>Virginia Scanlon</b>	<b>503-747-7218</b>
<b>Newsletter Editor/Website Manager</b>	<b>Virginia Scanlon</b>	<b>503-747-7218</b>
<b>Newsletter Distributor</b>	<b>Carolyn Palmer</b>	<b>503-430-1937</b>
<b>Social Committee Chair</b>		

It is the responsibility of the homeowner to notify Four Seasons Homeowners' Association if the property has been sold. If the homeowner is renting the property, the homeowner's new address is needed by the Homeowner's Association. Please send all correspondence to FOUR SEASONS HOMEOWNERS' ASSOCIATION, PO Box 2105, Beaverton OR 97075

NEW HOMEOWNERS – who have moved into Four Seasons: please complete this registration form so that we may keep our records up to date. Mail to FOUR SEASONS HOMEOWNERS' ASSOCIATION, PO Box 2105, Beaverton, OR 97075.

RENTERS – Please do not respond, but send this notice to the homeowner if there has been a recent change in ownership.

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Date you moved into Four Seasons \_\_\_\_\_

Prior Owner's Name \_\_\_\_\_

Did you receive a Four Seasons Homeowners Handbook? Yes \_\_\_\_\_ No \_\_\_\_\_