



Four Seasons

June 2011

Homeowners Association Newsletter

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

Jun 18	Yard Debris Chipping & Collection Springdale Court – 10am -6pm
Jun 24-25	Garage Sale Weekend
Jul 10	Board Meeting 7:00 pm Clubhouse
Jul 16	Summer BBQ
Jul 23-24	Junk Box Event

VOLUNTEERS NEEDED!

Please contact George Leitch if you would like to assist with the maintenance activities and operations at Four Seasons. I would like to find one or two individuals who would be willing to volunteer a few hours a month. Duties to include: Placement and collection of yard debris collection signs, quality survey of common area landscaping, common area sidewalk condition/repair survey, assistance planning and running the junk drop box weekend and meeting with contractors during weekdays.

REMINDER!

City of Beaverton will be pruning street trees the second and third week of July in Four Seasons. Residents are highly encouraged to park vehicles in their driveways during the day.

EMAIL ADDRESSES NEEDED!

Your email address is needed for more efficient (and cost-savings) communication. Please send your email address, along with your name and phone number, to treasurer.fourseasons@comcast.net.

Save the Date - FOUR SEASONS SUMMER BBQ Saturday, July 16 - 4pm - 6pm

Hot Dogs & burgers...chips, etc.

You are welcome to bring a side if you like, we are also having a

Pie Baking Cook Off with prizes!!

Please considering volunteering – we need people to help with games, set up and clean up, plus many other small jobs.

Please contact Lisa Helfrich 503-890-4410

SWIM LESSONS

Thirty minutes - All ages are accepted - Flexible times - \$15 per person per lesson - Contact Stephanie Jackson at 503-313-3734 or at Stephanie.jackson@oit.edu

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

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

Yoga in the Neighborhood

I'm a neighbor and a registered yoga teacher offering a morning yoga class for beginners at the clubhouse. Just wear comfortable loose clothing and bring your own yoga mat. There is no charge for the class but there will be a jar for donations which will go to a charity of the month that the group selects. The schedule may change month to month so please contact me for details. I have practiced yoga for over 30 years and teach a very gentle beginner's practice with focus on stretching, releasing stress and tension, and cultivating balance and calmness. If you have limited range of motion, I can show you modified postures that you can practice in a chair. Please let me know you are interested by e-mailing me at dianneperry1966@comcast.net or call 503-887-9999 (my cell). Also, I'm considering offering an evening class in the fall as well. If you would be interested, please let me know as I'm putting together an e-mail list. Thanks and I look forward to meeting you.

To reserve the clubhouse, please contact Amy Fullwiler at 503-956-9013 or afullwiler@gmail.com. A \$5 non-refundable user fee and a \$50 refundable deposit is due when picking up the key. As a reminder, please sweep and mop the floors, take all your trash with you, and set the thermostat to 55F upon leaving.

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 send him an email at darrwood_1@hotmail.com. The website address is www.nocryinginarchery.com

Neighborhood Garage Sale
Yvonne Morris, Chairperson

The garage sale planning is moving ahead toward the June 24th & 25th dates. Currently, we have only seventeen residents signed up for addition to the map. Please, if you are going to participate, let me know so we know if this is still a worthwhile project and expense for the community. If you e-mailed me prior to May 18th, please re-send! We lost all our email folders and I only have two sign-ups prior to this date; I believe that is all who e-mailed me, but just in case anyone else did, please re-send.

This is a great opportunity to clean out your unused items in your house and garage, make a little money, meet neighbors, and visit with the folks passing through shopping. Let's all hope for a dry two days!

Our neighborhood sees several hundred people walk through during this event, and on the whole things go well. I am pleasantly surprised at the small amount of litter that is left after the event considering the number of people. Again last year, we had problems with a few folks moving directions signs and/or balloons. Please do not do this, just call me if there is not a sign / balloons on the intersection to your home.

Bob Lange will have the banner dates updated and they will be hung at the entrances to Four Seasons.

Parking on Village Circle: Parking in the Village Circle area appears to be premium during the sale; perhaps folks could park on Village Lane in the Power Line Park area, or at the school. Potential buyers may pass up homes if there is no parking.

ALL HOMEOWNERS with Friday garbage pick-up: Waste Management will be picking up the Friday garbage and re-cycle containers earlier than normal. Please make certain all your containers are out Thursday night to avoid missing the service. Also, please retrieve your containers as soon as possible after being emptied. If your neighbor is unable to retrieve theirs, please move the containers near their garage in order to

get them away from the sidewalks. This will help keep the sidewalks safer.

Please review the enclosed flyer sheet for more details regarding the sign up, maps, and yard/street directional signs.

**FOUR SEASONS HOMEOWNER'S
 BOARD OF DIRECTORS MEETING
 June 5, 2011**

President Ralph Ebbutt called the meeting to order at 7:03 pm.

Present were Ralph Ebbutt (President), George Leitch (Maintenance), Amy Fullwiler (Clubhouse), James Henshaw (Pool), Susan Payne (Treasurer), Lisa Helfrich (Social Committee), Joan Corcoran (substitute secretary), and six additional homeowners.

Minutes of the May 1, 2011, Board meeting were approved as printed in the May newsletter.

Treasurer's Report
Susan Payne, Treasurer

Treasurer's Report Jan-May 2011	
Fees Received	
HOA Annual Fees	110,700.00
Pool Fees	7,175.00
Club House User Fees	240.00
Lien Fees reimbursed	52.00
Finance charge received	10.24
Interest Income, operating	37.31
Total Fees Received	\$118,214.55
Expenditures	
Architecture Committee	25.40
Clubhouse	2,503.62
Communications	1,178.00
General	8,732.80
Grounds Maintenance	13,072.00
Pool	6,384.71
Social	37.00
Total Operating Expense	\$ 31,933.53
Annual Fees to Reserves	
	25,000.00
Reserves Interest	56.92
Reserves Account Balance	
	\$ 47,791.69
Reserves Expenditures YTD	\$ 10,721.25

Assessments as of 6/9/2011				
	2011	2010	2009	2008
Full (383)	371	379	381	382
Partial	2	0	1	1
Unpaid	10	4	1	

- An interest rate of 6% is being assessed on all delinquent accounts.
- Plus reimbursement of lien fees filed with the county

like one, please call 971-732-6695 or come to pool on the weekend between 11-1 in June.

**Architectural Report
Linda Beachell, Architectural Director**

DIRECTOR REPORTS

**Clubhouse Report
Amy Fullwiler, Clubhouse Director**

This month the clubhouse was used ten times; six times by members and four times for FSHOA business. I've had a few residents contact me about offering activities for the members at the clubhouse. Dianne Perry has started a yoga class on Thursdays at 10am and has had great interest from the members. She currently has eight people attending and several requests asking if she would consider offering an evening class, which she is contemplating. We also had a member interested in hosting a Zumba class. Fun, huh? It's exciting to see the clubhouse being used for all of these activities.

To date, we've had six members request a TV/DVD in the clubhouse. This is something I would like to pursue.

Now that the pools are open, Thanks to all of the hard work of James and Lisa Henshaw, I'd like to remind everybody that the bathrooms are shared with the pools. Please let your guests know to be careful, that the floors may be wet. Although the monitors clean the bathrooms during the summer pool hours, it is still the responsibility of anyone using the clubhouse to clean up after themselves. All trash must be hauled out and floors swept and mopped.

**Pool Report
James Henshaw, Pool Director**

- 80 families signed up for pool
- 18 signed up to use adult pool
- 62 signed up to use the family pool and spa

Pool employees stained family pool fence. They worked hard and finished in less than two hours.

Adult pool fence is almost done. Thanks to Mark Fullwiler from ProBuilt for doing a great job!

Family pool heater needs repair and should be done soon. Apollo is checking to see if repair is covered under warranty. Thanks to Amy Fullwiler for following up with Apollo.

Pool keys were available Saturday and Sunday in May. Thanks to Margo Russell for helping on those cold and rainy days. If you missed picking up a key and would

2011 May Architectural Committee Approved Log

15650 SW Village Lane	Replace French drain
15380 SW Village Lane	Build new fence
5497 SW Village Place	Fence & deck plans approved with fence limitation
6015 SW Heights Lane	Replace slider door
14625 SW Village Lane	Temporary RV parking 5/6 & 5/13
14620 SW Village Lane	Temporary utility trailer parking 5/3-5/7 construction
6015 SW Heights Lane	Revised landscape plan approved with conditions
15280 SW Village Lane	Plant three parkway trees
15605 SW Village Court	Paint house with approved colors
5900 SW 150th	Paint house with approved colors
5680 SW Glenbrook	Retaining wall & patio hardscape plan
15141 SW New Plymouth Lane	Replace roof with CertainTeed Autumn Blend
15791 SW Village Circle	Build fence with setback limitation
5885 SW 152nd	Build deck
5975 SW 152nd	POD parking extension until 6/7 for moving
6165 SW 150th	Temporary RV parking 5/11-5/13 & 5/15
15771 SW Village Circle	Paint house with approved colors
15773 Village Circle	Paint house with approved colors
6035 SW 152nd	Trim oak tree and re-landscape per plan
15775 SW Autumn Lane	Cherry tree removal & maple tree replacement
6035 SW 150th	Replace several windows, front door siding as needed
6035 SW 152nd	Amended landscape plan, include 2' wide pebble rock
15834 SW Village Circle	Amended landscape plan, replace arbor vitae w/ fence
14750 SW Village Lane	Replace rear deck

2011 May Architectural Committee Denial Log

5987 SW Heights Lane	Request to remove tree
6035 SW 150th	Paint sections of house only

Motion to approve the Architectural Report was passed unanimously.

Maintenance Report George Leitch, Maintenance Director

The May routine landscape maintenance activity the past month has been focused on mowing and edging in our common areas. Sprinkler systems will be tested and repaired in the coming weeks. Additional focus will be placed on weed and moss control in common areas over the next few months.

The routine landscape maintenance scheduled for Friday, June 24th will be rescheduled to accommodate the Four Seasons Garage Sale.

The next Yard Debris Chipping and Collection is scheduled for June 18th at Springdale Court from 10 am to 6 pm. Signs will be placed in the neighborhood a couple of days in advance.

Bark mulch will be applied in common areas within the next few weeks and before the Garage Sale event.

Bids will be accepted for routine landscape maintenance of Four Seasons common areas as well as yard debris collection and chipping services. To this date, Monaghan's Landscaping and True Green are bidding on the work. Please feel free to contact George Leitch at 503-848-2855 with other reliable contractors that might be interested in the work with Four Seasons.

UNFINISHED BUSINESS

Reserve Study – President Ralph Ebbutt presented the latest draft of the 2011 Reserve Study. Discussion followed. The document is still in research mode with approval pending further research and clarification on project proposals. Four projects currently are listed for funding in 2011: replacement of the adult pool fence, renovation of Clubhouse bathrooms, exterior painting of the Clubhouse, and the leveling and reinforcement of the Clubhouse foundation. The adult pool fence is completed, but the other three projects are pending further consideration.

Roy Dancer Park (RDP) – President Ralph Ebbutt summarized the results of his recent meeting with Hal Bergsma, Tualatin Hills Parks and Recreation Director of Park Planning (THPRD). Ralph has shared the concerns he has collected from residents (e.g. safety/security, park maintenance, traffic and parking, privacy, and watershed) in addition to supporting comments from residents. THPRD has struck an agreement for an easement and does not plan to pursue installation of a footpath from SW 150th Ave into RDP until 2013. Hal reinforced his previous statement that voice of neighborhood sessions would take place before

any action is taken, and that THPRD does not intend to pursue installation of any ball fields.

Renewable Energy Improvements Information Session – President Ralph Ebbutt announced he has contacted Doug Boleyn of Energy Trust of Oregon to facilitate an information session. Options and programs available that both the Association and homeowners might consider in the future would be presented. Solar workshops are available in June and listed at: <http://livelightenergy.com/solarbeaverton/>. Additionally information on purchasing renewable energy is listed here:

<http://www.portlandgeneral.com/renewable/Beaverton>

Horseshoe Court – Homeowner Mark Fullwiler proposed the construction of a horseshoe court on common area property. All supplies and labor would be donated. The Board asked Mark to present a request to the Architectural Committee for approval of the concept and a location. Homeowners with opinions on the addition of this feature to our neighborhood may contact a Board member. A decision will be made at the July Board meeting.

Clubhouse Remodel Update – Clubhouse Director Amy Fullwiler reported that the immediate bathroom repairs are estimated to cost a minimum of \$5,000. (One leaking faucet, two sinks rotted out from the surrounding, a urinal leaking sewage into the foundation, and a toilet leak which is a pipe in the wall.) Work must wait until the fall when the pool season ends because concrete must be cut and the area would be unusable during construction. Amy reported the bid she obtained to repair the sinking clubhouse pilings is still valid.

NEW BUSINESS

Checking Account – Treasurer Susan Payne explained the advantages, both financial and for convenience, of changing the Association's accounts from Key Bank to Wells Fargo. President Ralph Ebbutt made a motion to approve shifting all accounts of the Four Seasons Homeowners Association from Key Bank to Wells Fargo on or before July 1, 2011. Motion was approved unanimously.

Social Committee Update – Committee Chair Lisa Helfrich announced a summer barbecue will be held at the pool and clubhouse complex on July 16. It will be a hoedown and feature a cook-off. Please see the enclosed flyer for all the fun details.

Common Area Barkdust – Maintenance Director George Leitch made a motion to fund \$3,000 toward bark mulch installation on the west island on Village Lane and the most visible common areas. Motion passed unanimously.

Motion to adjourn was made at 9:00 pm.

NOTES FROM HOA PRESIDENT

Thanks James & Pool Volunteers!

First, a special thanks and standing ovation goes out to James Henshaw, the Fullwilers, and other regular volunteers for their efforts in getting the pools ready for this summer. Despite a pool heater issue the summer season got off to a great start this past weekend. Good-on-ya!

Beautifying Downtown Beaverton

Next week there will be a Beaverton Downtown Forum on Wednesday, June 15, 2011, 5:30-6:30 pm, at the Beaverton Community Center. This month's topic is the proposed urban renewal plan for Beaverton, with guest speaker City Community Development Director Don Mazziotti. You can influence downtown planning by filling out the survey at

<http://www.beavertonoregon.gov/departments/ecd/> OR by contacting Project Manager Alma Flores at 503-526-2456 or email aflores@beavertonoregon.gov

Sidewalk Grants

Keeping sidewalks in good repair is the property owner's responsibility. Sidewalks free of tripping hazards protect the health and safety of pedestrians. To help you keep our Four Seasons sidewalks safe the City is offering grants on a first come, first serve basis (for up to 50% of the sidewalk repair costs). Sidewalks with panels that are more than ½ inch higher than bordering panels need to be repaired or replaced. For more information regarding the program's requirements and conditions, please contact George Fetzer, Code Compliance Program Manager, at 503-526-2271 or email gfetzer@ci.beaverton.or.us

Summer Fun & Traffic Safety

We hope you will have a safe and enjoyable summer. As usual, stay well hydrated, look both ways, watch for bicyclists and motorcyclists, drive defensively and report any non-emergency security issues to Beaverton Police at 503-629-0111.

With regards to traffic, I have requested a speed trailer for SW 152nd Ave and cones to deter careless speeding and erratic driving. You can do the same for your street by contacting the Beaverton Police at 503-350-4009 or by submitting an online request at <http://beavertonpolice.org/traffic/#hotline>

See you at the pool!

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. 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

President (Director)	Ralph Ebbutt	503.482.7253
Vice President (Director)	Amy Fullwiler	503-956-9013
Architectural (Director)	Linda Beachell	503-799-5180
Architectural Committee	Wendy Chapman	fourseasonsarch@msn.com
	Shelly Evans	
	Bob Nordstrom	
	Mark Schweitzer	
Clubhouse (Director)	Amy Fullwiler	503-956-9013
Maintenance (Director)	George Leitch	503-848-2855
Pool (Director)	James Henshaw	971-732-6695
Secretary	Margo Russell	503-372-5696
Treasurer	Susan Payne	503-784-1442
Communications Committee Chairman	Virginia Scanlon	503-747-7218
Newsletter Editor/Website Manager	Virginia Scanlon	503-747-7218
Newsletter Distributor	Carolyn Palmer	503-430-1937
Social Committee Chair	Lisa Helfrich	503-890-4410

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 _____