



# Four Seasons

March 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>

|         |   |
|---------|---|
| Mar 19  | FSHOA Yard Debris Chipping & Collection<br>Hickory Lane – 10 am to 4 pm |
| Mar 30  | Roy Dancer Park Meeting 7:00 pm at the<br>Clubhouse                     |
| April 3 | FSHOA Board Meeting 7:00 pm at the<br>Clubhouse                         |

### 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.

### FSHOA Book Club

We recently added two more people, 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)

### Tupperware!

Spring Cleaning in full effect? Don't forget your pantry! Need an excuse for a party with friends? Host a party and earn FREE Tupperware! Call Jen at 503-475-6217 or [my.tupperware.com/jenfitzpatrick](http://my.tupperware.com/jenfitzpatrick)

### 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)

### PLEASE HELP!

Many people are not aware that Village Place is a **private street** owned **ONLY** by Village Place property owners. It is not owned or maintained by Four Seasons. The eighteen property owners who live there are spending thousands of dollars this year to have the street sealed. This is not covered by the City of Beaverton or Four Seasons HOA. Driving on Village Place when you are not a homeowner or guest constitutes trespassing. Paying taxes to the City of Beaverton and paying dues to Four Seasons does not mean you are allowed to use the road. These property owners are responsible not only for the entire maintenance cost of the road, but also for maintenance of those common areas in addition to paying the same annual homeowners dues that the rest of Four Seasons homeowners must pay. The Village Place Maintenance Committee will be closing the road several times this year without advance announcement to non-residents and without notice at either end of the street. **PLEASE DO THE RIGHT THING (and the legal thing) AND USE THE PUBLIC STREETS INSTEAD. THANK YOU!**

### 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  
March 6, 2011**

President, Ralph Ebbutt, called the meeting to order at 7:05pm. Those present: Margo Russell, Secretary, Linda Beachell, Architectural Director, Amy Fullwiler, Clubhouse Director, Ralph Ebbutt, President, Susan Payne, Treasurer and three additional homeowners. The minutes of the January 9, 2011 Board of Directors meeting were approved as printed in the January newsletter.

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

|                                    | Jan - Feb         |
|------------------------------------|-------------------|
| <b>Income</b>                      |                   |
| HOA Annual Fees                    | 99,350.00         |
| Pool Fees                          | 3,450.00          |
| Club House User Fees               | 55.00             |
| Interest Income                    | 32.15             |
| <b>Total Income</b>                | <u>102,887.15</u> |
| <b>Expenditures</b>                |                   |
| Clubhouse                          | 1,540.73          |
| Communications                     | 264.40            |
| General                            | 300.66            |
| Grounds Maintenance                | 4,926.00          |
| Pool                               | 1,567.86          |
| <b>Total Operating Expense</b>     | <u>8,599.65</u>   |
| <br>                               |                   |
| <b>Fees Designated to Reserves</b> | 25,000.00         |
| <b>Reserves Interest</b>           | 17.49             |

| <b>Assessments as<br/>of 3/6/2011</b> | <b>2011</b> | <b>2010</b> | <b>2009</b> | <b>2008</b> |
|---------------------------------------|-------------|-------------|-------------|-------------|
| Full (383)                            | 341         | 376         | 381         | 382         |
| Partial                               | 4           | 1           | 1           | 1           |
| Unpaid                                | 38          | 6           | 1           |             |

An interest rate of 6% is being assessed on all delinquent accounts. According to Four Seasons HOA's policy, a lien is to be placed on the property of all delinquent accounts as of March 1. Phone calls and e-mails have been sent to those for whom we have contact information. Notices will be delivered to the remaining delinquent accounts in an attempt to collect before filing a lien.

**DIRECTOR REPORTS**

**Clubhouse Report  
Amy Fullwiler, Clubhouse Director**

It's great to see so many homeowners using the clubhouse. This month it was used twelve times; nine times by members and three times for FSHOA business. A few days ago, Fire Extinguisher Services came out to check our fire extinguishers to make sure they were in good working order and that we were in compliance. They suggested that we get a special extinguisher for the pump room (one that mixes with chemicals) at a cost of \$215.00. They will send me more information so the board can decide if this is something we need to invest in.

I've also met with twelve contractors to get bids for the clubhouse; bathroom remodels, exterior painting, and structure support repair. Out of the twelve contractors, we only received two bids for the bathrooms, one bid for the painting and three bids for the structure repair. The estimates for the bathroom remodels ranged from \$24,000-\$44,000. The bids for the structural repair ranged from \$2,700-\$15,000. I'm meeting with two more builders this week to see if we can get the costs down. The construction is supposed to take place March 17<sup>th</sup> – April 1st. However, it may be delayed. The clubhouse would be shut down during this period because the bathrooms will not be in working order.

To reserve the clubhouse, please contact Amy Fullwiler at 503-956-9013 or 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**

FSHOA pool is closed for the winter. Hot tub lid was purchased which will save on heating cost in the summer. I will be submitting bids for new pool furniture during the April meeting. If you have any you would like to donate please send pictures to jmshnshw@live.com.

Seems like there are always leaks happening somewhere and February was no different. Pump needs to be fixed and Apollo Pool will be able to do this work. Solar blankets were inspected and cleaned. Blankets appeared in good shape and will be able to be used again this year. Bids for safety winter covers were submitted to the Board. In April, the pool will be ramping up to open in May. Five or six Pool Monitors and Maintenance workers are needed and are pay positions, great summer employment. If you are interested in working for the FSHOA pool please send email to email address above.

**Architectural Approvals**  
**Linda Beachell, Architectural Director**

|                      |   |
|----------------------|---|
| 5885 SW 152nd        | Build Garden Shed   |
| 14655 SW Village Ln  | Re-Approve paint color per sample, replace siding                           |
| 15235 Village Ln     | Build 6' good neighbor fence across backyard                                |
| 6035 SW Glenbrook Rd | Replace existing fence with 6' fence, install Solatube Temporary RV Parking |
| 6165 SW 150th        | 2/16-2/18 & 2/21-2/22 Post and wall light replacement                       |
| 14655 SW Village Ln  | Re-roof w/ Certainteed  |
| 14930 SW Hickory     | Pres. Autumn Blend  |
| 14570 SW Village Ln  | Replace removed trees with 6 Leyland cypress                                |

**Unfinished Business**

Roy Dancer Park Update:

*See insert for an informational update.*

Update on Financial Records Review

A motion was made that the Board of Director's submit Four Seasons HOA QuickBooks™ financial records for 2010 to IHDE CPA (www.ihdecpa.com) at a cost of \$1400.00 with a two year rate lock-in. The motion was seconded, discussed and unanimously approved.

Reserve Study Update

Work continues on the Reserve Budget Review in preparation for approval in April/2011. A meeting to continue this work will be held amongst Board members in March.

Proposed schedule for architecture requests

Ralph Ebbutt, President, reported that he and the Architectural Committee will be meeting in March to discuss distressed properties and the architectural request and approval process. This information will be shared with the homeowner's on Four Seasons' website, Facebook and April Newsletter.

Homeowner Association Record Retention

Board members have been exploring cost-effective means of scanning and digitally recording important HOA records. For the time being, Board members will use their own scanners, unless the sheer volume of documentation to be scanned requires a trip to FedEx Kinko's, etc.

**New Business**

Pool Maintenance and Expenses

James Henshaw, Pool Director, provided costs for pool covers and pool furniture for both pools. James explained that the covers would eliminate the need for ongoing maintenance during winter months, and would offer an approximate payback within 5 years via energy savings. For now James is seeking to hire a part-time helper to clean the pool weekly.

Clubhouse Repairs

Amy Fullwiler reported that there are three critical Clubhouse related projects (listed here in order of priority): 1) Foundation, 2) Bathroom remodel, and 3) Exterior Paint. She presented bids from several licensed and bonded contractors for the work and is awaiting two more bids. This issue will be discussed amongst Board members prior to the April Board meeting.

Advertising request

Virginia Scanlon reported that she had a request from a vendor to advertise for his services in the Newsletter. Ralph Ebbutt, President, responded by saying that the HOA Newsletter is not an appropriate venue for advertising.

**Next Board Meeting:**

The Next Board of Directors Meeting will be held on April 3, 2011 at 7pm in the Clubhouse. The meeting was adjourned at 8:35 pm.

**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 \_\_\_\_\_