



Four Seasons

May 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>

May 21	FSHOA Yard Debris Chipping & Collection Island on SW Glenbrook Road – 10 - 6 pm
Jun 5	FSHOA Board Meeting 7:00 pm Clubhouse
Jun 24-25	Garage Sale Weekend
Jul 23-24	Junk Box Event (tentative)

Board of Directors' Call for Volunteers

The Board is presently seeking volunteers for the following roles:

- Budget Committee: Additional members needed - this committee will prepare an operating budget for the calendar year 2012, along with conducting budget planning sessions with the Board members. Two FSHOA members have expressed an interest, but we need more; if you have an interest to serve in this capacity, please send your contact information, along with related background experience, to treasurer.fourseasons@comcast.net.
- Maintenance Committee: George Leitch has some specific projects he needs help with, and is seeking volunteers for small jobs and/or to oversee contractors and part-time helpers for up to five hours per month. Please contact George at 503-848-2855 for more information. If no volunteers step forward, we will have to adjust HOA dues to allow for increased operating expenses.

Office Hours

If you would like to arrange an extended discussion in person or via phone, please contact Ralph Ebbutt at 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 webpage at: <http://tinyurl.com/FSHOA-Pres>

New Social Committee Chair

Lisa Helfrich has volunteered to be our Social Chairperson. She has lived in the neighborhood for twenty years, and is a member of the Four Seasons Stitches Group. She will begin her duties immediately,

and is seeking volunteers to help plan and host parties for neighborhood residents. Suggestions for specific events would be very helpful as well. Please contact Lisa at 503-890-4410. Welcome Lisa and thank you!

Safety First!

Homeowners, please be prompt and report any falls or accidents within the Homeowner Association common areas as soon as possible. Contact Larry Butler of Butler Insurance at 503-356-1616 and/or any Board Members to report any safety issues. We are happy to assist and help resolve any issues. Thank you.

Heads-up Homeowners!

You are personally responsible for repairing sidewalks in front of your homes. Please be vigilant and have the work done as soon as possible. The Architectural Committee will be monitoring any repairs that are needed. Remember that the City of Beaverton can assist with permitting, repairs, and potentially can help offset associated expenses. For more info, please contact George Fetzer at 503-526-2271 or jfetzer@ci.beaverton.or.us

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

Need A Babysitter or Petsitter?

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

Pool Key Distribution

Residents can pick up keys in May, each Saturday and Sunday at the pool from 11 am – 1 pm. Alternatively, please call James at 971-732-6695 to schedule a pick-up time. In either case, please bring a photo ID with

your Four Seasons home address along with a check made out to Four Seasons HOA if you have not already paid pool/spa use. Homeowners can also pay their pool dues by mailing a check to Four Seasons HOA, PO Box 2105, Beaverton, OR 97075.

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 <i>(one-time charge)</i>	\$250.00
All Facility Summer Fee <i>(two pools & spa)</i>	\$125.00
Adult Summer Fee <i>(adult pool & spa)</i>	\$75.00
Two week guest pass	\$50.00
Lost key replacement	\$25.00

**Four Season Pool 2011
Hours of Operation**

Prior to June 17th

Opening day May 28th

Saturday

Family: Noon - 10:00 pm
Adult/spa: 9 am - 10 pm

Sunday

Family: Noon - 7 pm
Adult/spa: 9 am - 7 pm

Monday, May 30 (Holiday)

Family: Noon - 7 pm
Adult/spa: 9 am - 7 pm

Tuesday-Thursday

Family: 3:30 pm - 7 pm
Adult: 9 am-7 pm

Friday

Family/adult/spa: 3:30 -10 pm

After June 16th

Monday-Saturday

Family: 10 am -10 pm
Adult/spa: 9 am -10 pm

Sunday

Family: 10 am - 7 pm
Adult/spa: 9 am - 7 pm

Pool will be closed:

- If air temperature is below 70F
- Raining
- On holidays pool will close at 7 pm

Interested in Yoga in the Neighborhood?

I'm a neighbor and a registered yoga teacher who would like to start offering yoga in the neighborhood. To see if there is interest, I am offering a 4-week introduction to yoga for beginners at the clubhouse on Thursdays from

10 to 11 am beginning on May 12 and running through Thursday June 2nd. Just wear comfortable loose clothing and bring your own yoga mat. There is no charge for the class but I will put out a jar for donations which will go to Mercy Corps.

I have practiced yoga for over 30 years and most recently taught at my workplace for employees over the lunch hour. I have recently retired but would like to maintain my own practice as well as offer yoga to others. I 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). If you are interested in a class at an alternate time, please let me know that as well. Thanks and I look forward to meeting 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 send him an email at darrwood_1@hotmail.com. The web address is www.nocryinginarchery.com

**FOUR SEASONS HOMEOWNER'S
BOARD OF DIRECTORS MEETING
May 1, 2011**

President, Ralph Ebbutt, called the meeting to order at 7:10 pm.

Those present: Susan Payne, Treasurer, Margo Russell, Secretary, James Henshaw, Pool Director, Ralph Ebbutt, President, Amy Fullwiler, Clubhouse Director, Linda Beachell, Architectural Director, and six homeowners.

Approval of April Minutes:

The April 2011 minutes were amended as follows:

Pool Report: A hot tub "lid" (instead of lib) was purchased. James is investigating cost of putting pumps on a "timer" (instead of primer).

Pool and Spa Fees: (see box on page 2)

The Board of Directors April Meeting Minutes were approved as amended.

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

Treasurer's Report Jan-Apr 2011	
Income	
HOA Annual Fees	109,450.00
Pool Fees	3,575.00
Club House User Fees	55.00
Lien Fees reimbursed	36.00
Finance charge received	10.24
Interest Income, operating	37.31
Total Income	\$113,163.55
Expenditures	
Architecture Committee	25.40
Clubhouse	1,947.90
Communications	1,032.20
General	533.33
Grounds Maintenance	10,362.00
Pool	3,673.98
Total Operating Expense	\$ 17,574.81
Annual Fees to Reserves	
	25,000.00
Reserves Interest	
	43.84
Reserves Account Balance	
	\$ 51,227.75
Reserves Expenditures YTD	
	\$ 7,147.50
(50% deposit on pool fence)	

Assessments as of 4/30/2011				
	2011	2010	2009	2008
Full (383)	364	376	381	382
Partial	2	1	1	1
Unpaid	17	6	1	

- An interest rate of 6% is being assessed on all delinquent accounts.
- PAST DUE ANNUAL FEES: LIENS TO BE FILED IN MAY.
- Homeowner will be responsible for reimbursing HOA for the cost of the lien on top of the past due annual fees and interest.

Director Reports:

**Clubhouse Report
Amy Fullwiler, Clubhouse Director**

It's great to see so many homeowners using the clubhouse. This month it was used eleven times; nine times by members and twice for FSHOA business. Spring projects have begun around the clubhouse. The moss was removed from the roof, the entry light was fixed temporarily (we will need to replace it soon) and

the deck and sidewalks will be pressured washed in the coming weeks.

As discussed in February, I met with twelve contractors to get bids for the clubhouse; bathroom remodels, exterior painting, and structural repairs to the foundation. 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 estimate for structural repairs ranged from \$2,400-\$20,000. After discussing the bids with the board, we have decided to focus our efforts on Ram Jack (with Terra Firma as a contingent contractor). I'm going to meet with Ram Jack again to get some questions answered before moving forward.

The estimates for the bathroom remodels ranged from \$24,000-\$44,000. Since then, I've met with two more builders and one of the original bidders submitted a late proposal. The three remaining contractors under consideration are STAJJ Contracting, Inc. (CCB#96877) with a bid of \$19,374, Murrayhill Remodeling (CCB#121416) with a bid of \$22,829 and Pro-Bilt Construction (CCB# 174994) with a bid of \$17,200. After discussing the reserve study and bids with the board, we decided to ask these three contractors to revisit the project and their bids to explore options for reducing their bids. If this is not possible, then we may push portions of the project into 2012. However, there are a few areas of concern in the bathrooms that we will need to address before next year. I'm going to get bids on removing the urinal in the men's bathroom (it is leaking into the foundation) and fixing a toilet and the faucet in the women's bathroom. The Board will then consider the options and make a decision.

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.

**Pool Report
James Henshaw, Pool Director**

Your FSHOA pools are getting ready to open. You may have seen more activity at the pools in the last few weeks. Power washing, painting and staining was completed 4/30/11. Great news for those planning to help on the next volunteer work day, May 8th, – it has been cancelled.

Running the pumps only a few hours per day in the off season saved 70% on the PGE bill. There will be times when pumps will need to run all day, but for most of the off-season the pumps will only run a few hours per day. Electrician needed to see if we are able to put pumps on

timers. If we don't have one in the HOA, I will get bids later in the season.

Pools appear to be in working order and will be maintained about ~84F. Hot tub also is working, but the power jet needs to be examined. If I am not able to determine the problem, I will call Apollo Pools to fix. Hot tub will be maintained at ~100F. There were some complaints about kids in the hot tub last year. *Note: Adult pool area is for adults only (age 18 years or older).* James also reviewed rules for pool conduct, and a motion was made and approved to adopt the amended rules which will be posted at the pools.

Pool keys will be available at the pool or club house depending on the weather, on Saturday May 7th, 14th, 21st, 28th from 11 am to 1 pm. If you are not able to make those times, please feel free to call 971-732-6695.

Architectural Report
Linda Beachell, Architectural Director

2011 April Architectural Committee Approved Log

14620 SW Village Ln	Periodic utility trailer parking 4/5 - 4/19 during remodel
15755 SW Autumn Ln	Replace roof with PABCO Paramount Oakwood
14625 SW Village Ln	Temporary RV parking 4/12 - 4/15
15721 SW Village Circle	Landscape per plans submitted
5975 SW 152 nd	Temporary Pod parking for moving / Specific date TBD
5885 SW 152 nd	Install landscape blocks in front yard
6015 SW Heights Ln	Build shed in back yard approved with conditions
5475 SW Village Pl	Remove two pine trees
6025 SW Glenbrook	Replace existing fence with 6' fence & 2 front gates
15834 SW Village Circle	Replace deck with pavers & complete landscape repairs
15280 SW Village Ln	Plant 3 trees in parkway
15740 SW Village Ln	Temporary RV parking 4/23 - 4/25
14855 SW Village Ln	Remove one dead tree / prune others
14775 SW Village Ln	Sidewalk removal/realignment & landscaping approved with conditions

Two motions were made and seconded to approve the Architectural Reports for both March and April 2011. The motions unanimously approved.

Maintenance Report (care of Ralph Ebbutt)
George Leitch, Maintenance Director

George has been unavailable at the last few board meetings due to an unusual amount of business travel and other circumstances. George is still seeking help with the following:

- Overseeing bark dust spreading in May/June
- Pressure washing paths in common areas
- Procuring materials for small repairs
- Painting neighborhood signage
- Obtaining bids/contract proposals from Monaghan's and other service providers

If you have an interest in contributing your skilled hands, management acumen or have an eye for detail please contact George Leitch at 503-848-2855 or Ralph Ebbutt at 503-482-7253; ralphebbutt@gmail.com

Unfinished Business:

Reserve Study Update:

Ralph Ebbutt, President, presented a revised draft of the 30 year Reserve Study. Ralph circulated a print-out summarizing project costs, scope of work, and recommended frequency through 2020. The Adult Pool Fence replacement project (approved Oct 2010) will begin soon. Projects with high priority for completion in 2011 were discussed. Projects earmarked for completion in 2011 are: 1) Reinforcement of clubhouse foundations (east and west); 2) clubhouse bathroom renovations; and 3) exterior painting. In order to free up funds for bathroom renovations, Ralph is going to organize a work party to paint the exterior of the clubhouse at cost. Ralph indicated he wanted to leave at least \$17,500 in reserves annually for emergencies. Ralph will be revising the Reserve Study and circulating the revised file for approval at the June 2011 Board Meeting.

Roy Dancer Park Update.

Ralph Ebbutt, President, stated that he is following up on prior communications with Hal Bergsma, THPRD's Director of Park Planning, to schedule an in-person meeting before May 15th. On March 30th Ralph met with residents whose homes border the park and captured their concerns in a draft communication. This draft communication was circulated to attendees of the March 30th meeting and revised in preparation for in-person meeting(s) with Hal Bergsma. Ralph is doing his best to fulfill his role as a neighborhood resident by surfacing both supporting and dissenting viewpoints with THPRD. Updates on Ralph's May meeting with THPRD will be available at the June meeting. Ralph urges residents to express their views in writing to Hal Bergsma, Director of

Service Contract Review for Landscaping and Debris:

This agenda item has been postponed until the Board of Directors June meeting. Amy Fullwiler, Pool Director, stated that we needed to let the Drop Box Vendor know about the dates of our next Junk Box event in order to take advantage of a grant on the order of \$1,000 and to get on their schedule. Ralph Ebbutt, President, will follow-up with George Leitch and Amy to obtain the necessary forms. The next Junk Box event date has tentatively been scheduled for July 23rd and 24th, 2011 (following the Neighborhood Garage Sale July 15th and 16th).

Architectural Request Process:

Ralph Ebbutt, President, is meeting with the Architectural Committee members to discuss process, communications and to request the Architectural Committee's assistance in monitoring and reporting sidewalk repair needs.

New Business:

Information Session For Renewable Energy Improvements:

Ralph Ebbutt, President, announced that he is in the process of communicating with Energy Trust of Oregon to schedule a homeowner's information session on residential energy improvements and to explore potential improvements to lower utility costs for the clubhouse and pools while improving common area lighting. Presently Ralph is waiting for Energy Trust to propose a meeting date and time.

Insurance Policy Review:

Larry Butler, Butler Insurance, explained that our Property and Casualty Package policies which include General Liability, Employment Practices Liability, Clubhouse Property, and an Umbrella Liability Policy will be renewed in June 2011 with negligible premium adjustments. Larry explained the coverage offered by each policy to the Board, and addressed multiple questions.

A motion was made, seconded and unanimously passed to approve the annual premium of \$8,395. The Directors and Officers Liability Policy is due to be renewed August 23, 2011. This annual premium will be reviewed at the Board of Directors meeting on August 7, 2011.

Budget Committee Chair:

Ralph Ebbutt, President, reported that so far no one has come forward to volunteer for this position. This position is appointed in June, so it will appear again on the Board Meeting agenda for June 5, 2011. Susan Payne, Treasurer, reports that she has two volunteers to help on the Committee. She will ask those folks to provide a brief statement of their interest and qualifications at the next Board Meeting on June 5, 2011.

Remodel Bids for Clubhouse:

Amy Fullwiler, Pool Director, submitted bids from local contractors for the clubhouse bathroom remodel and foundation repair. The bids were reviewed, discussed and prioritized. The contractor list was narrowed down (as summarized in the clubhouse report). Amy will ask the contractors who bid on the bathroom remodel to revisit their bids and provide status of their EPA Structure Certification which is now required by the State of Oregon. Thank you Amy, for all of your time and extensive work on this project!

Pool Operating Rules and Hours:

It has been requested that the pool open earlier. After review of the Pool Operating Budget, it was determined that the pool could open mid May without impacting the operating budget.

The pool open dates and operating hours are posted on page 2 of this newsletter.

Social Chairperson:

Lisa Helfrich has volunteered to be our Social Chairperson. She will begin her duties immediately, and is seeking volunteers to help plan and host parties for neighborhood residents. Suggestions for specific events would be very helpful as well. Welcome Lisa and Thank you!

Horseshoe Court:

A suggestion has been raised from a few homeowners to have a Horseshoe Court located in a common area in our neighborhood. Mark Fullwiler has volunteered to make a proposal for this court at the next Board Meeting on June 5, 2011. Thank you Mark.

The meeting was adjourned at 9:25 pm.

The Next Board meeting will be held June 5, 2011 in the Clubhouse at 7 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. 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 _____