



Four Seasons

October 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>

Oct 30	Harvest/Halloween Party Clubhouse, 1-3 pm
Nov 8	Board Meeting 7:00 pm Clubhouse
Nov 21	Yard Debris Chipping & Collection Springfield Lane– 10 am – 4 pm

sweep and mop the floors, take all your trash with you, and set the thermostat to 55F upon leaving.

FOUR SEASONS HOMEOWNER'S BOARD OF DIRECTORS MEETING October 11, 2011

Ralph Ebbutt, President opened the meeting at 7:03pm. Those present: Margo Russell, Secretary; Ralph Ebbutt, President; Susan Payne, Treasurer; Linda Beachell, Architectural Director; James Henshaw, Pool Director; Ruby Bradley, Clubhouse Director; Virginia Scanlon, Newsletter Editor, Website Manager, Communications Committee Chair and three homeowners.

Treasurer's Report Susan Payne, Treasurer

Four Seasons HOA Treasurer's Report Jan-Sept 2011 Susan Payne, Treasurer

Jan-Sep 2011

Fees Received

HOA Annual Fees	114,300.24
Pool Fees	12,725.00
Club House User Fees	310.00
Lien Fees reimbursed	247.38
Finance charge received	201.06
Interest Income, operating	121.24

Total Fees Received \$126,645.59

Expenditures

Architecture Committee	25.40
Clubhouse	3,183.92
Communications	1,866.15
General	2,887.06
Grounds Maintenance	29,975.26
Insurance	10,109.00
Pool	26,769.31

CALL FOR BOARD NOMINATIONS FOUR SEASONS HOMEOWNERS ASSOCIATION ANNUAL MEETING - DECEMBER 6 - 7:00 PM

Please mark your calendar now and plan to attend. Directors, officers, and committees will report to the Association. Questions and comments will be welcomed from the floor. Please contact Ralph Ebbutt to suggest additional discussion topics for the evening, or if you wish to be on the agenda to speak before the gathered members about another issue. The election of Board members will take place. Nominations are being accepted for Secretary (Officer), Architectural Director and Maintenance Director. Ballots not previously returned by mail must be delivered before the next Board Meeting scheduled Tuesday November 8, 2011.

MAINTENANCE COMMITTEE FORMING

Four Seasons HOA is seeking four or five residents who are willing to work as a committee to manage maintenance for the common areas of our neighborhood. The duties required of this committee involve: i. Managing service providers for landscaping, tree care, sidewalk maintenance, moss & debris removal, and junk boxes; ii. Responding to maintenance suggestions from residents; and iii. Providing quality control/inspection of services rendered by contractors. We expect that each member of the committee would spend less than 2 hours per month fulfilling these duties. No physical effort is required for this role, rather we expect part-time service providers and contractors will fulfill that need. Thank you in advance for stepping forward in the spirit of volunteerism. To express your interest, please contact Ralph Ebbutt at 503.482.7253 or ralphebbutt@gmail.com

To reserve the clubhouse, please contact Ruby Bradley at 503-927-7607 or rubysbradley@yahoo.com. A \$5 non-refundable user fee and a \$50 refundable deposit is due when picking up the key. As a reminder, please

Social 1,441.28
Total Operating Expense \$ 68,215.18

Checking Account Balance \$ 6,655.57
Money Market Acct Balance \$ 52,419.90
Reserves Account Balance \$ 43,740.33

Annual Fees to Reserves 25,000.00
Reserves Interest 84.07
Reserves Expenditures YTD \$ 14,799.76

Assessments as of 9/12/2011

	2011	2010	2009
Full (383)	378	379	381
Partial	1	0	1
Unpaid	4	4	1

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

A special thank you to Susan for continuing to work on obtaining unpaid assessment dues. Your extra effort is making a difference.

DIRECTOR REPORTS

**Architectural Report
 Linda Beachell, Director**

14850 Village Lane	Paint exterior of home
5690 Rockwood Ct.	Remove dead tree from driveway
6035 SW 150 th	Park RV in driveway for 48 hrs.
14625 Village Lane	Park RV in driveway for 48 hrs.
6035 SW 152 nd	Park dumpster for 48 hrs.
6050 SW 150 th	Remove leaning tree/to be replaced w/another type
5840 SW 152 nd	Park RV for 48 hours
15685 Village Lane	Remove dead pine tree from driveway/place river rock in parking strip/plant 2 arborvitae
5455 Village Place	Install new garage door
15545 Burntwood	Remove tree leaning over house/add a hedge
5755 152 nd	Landscape modification
5980 Glenbrook Rd.	Paint house w/same color

A motion was made, seconded and passed to accept homeowner's architectural requests for September.

**Clubhouse Report
 Ruby Bradley, Director**

The clubhouse was rented six times by members. The clubhouse was used five times for FSHOA business. Fees collected in September \$25.00

New Business

- Crack in one of the clubhouse windows
- Check porch light, seems to be on all the time
- Light needs replacing on ceiling of clubhouse
- Railing needs repair on clubhouse entrance
- Proceed to sign contract and began foundation work required

**Pool Report
 James Henshaw, Director**

\$397.00 was spent on pool supplies in September. Alisha Henshaw was hired as pool manager and will be helping with pool maintenance this winter.

Solar covers for both pools need to be replaced. Cost estimate runs about \$700.00. Covers have a 10 year life span. Covers are not schedule to be replaced until 2013. Going without when heaters are on will cost an additional \$1000.00.

Spa shed needs to be replaced. I would like a larger shed to incorporate additional storage for pool furniture and solar covers. I will submit three bids to the HOA in November.

Maintenance

See agenda item in New Business

**Social Committee
 Lisa Helfrich, Chairperson**

Announce Halloween party Harvest/Halloween Party Clubhouse, October 30th, 1-3 pm

UNFINISHED BUSINESS

Reserve Funding Independent Study

A motion was made and seconded to approve \$1750.00 for a FSHOA reserve study conducted by Reserve Funding Inc. After discussion the motion was passed. Susan Payne, Treasurer will coordinate the study activities with Reserve Funding Inc.

Clubhouse Repairs

Ruby Bradley, Clubhouse Director, reviewed the lowest bid from Ram Jack for the clubhouse foundation

reinforcement and feels that an engineer review of the status of the clubhouse foundation be done before bids are reviewed and accepted to get this work done. She will make the necessary arrangements and report back at the next Board meeting in November.

NEW BUSINESS

Call for Board Nominations

Nominations are being accepted for Secretary (Officer), Architectural Director and Maintenance Director. Please contact Ralph Ebbutt, President with nomination information before the next Board Meeting scheduled Tuesday November 8, 2011.

Draft 2012 Operating Budget

Susan Payne, Treasurer will draft an operating budget for 2012 based on 2011 expenses. She will send copies of the draft as well as Department 2011 expense report to the Directors and the President for review and editing. The proposed budget will be presented at the next board meeting on November 8, 2011.

Maintenance Committee

George Leitch has resigned his position as Maintenance Director. In the HOA Newsletter Last month, Ralph Ebbutt, President announced the formation of a Maintenance Committee to manage maintenance for the common areas of our neighborhood. Bob Bowles stepped forward and agreed to fill that function on a temporary basis as a Maintenance Chairman until the new Maintenance Director is recruited. Thank you Bob! Your willingness to help out is most appreciated.

Update on the collection of resident email addresses

Email addresses used by the Architectural Committee web site and those sent to the President re: community business will be shared with Susan Payne to add to the pool of email addresses. The purpose of collecting resident's email accounts is to provide more timely communication to residents and help control the Communication budget.

Communication to the Four Seasons Residents

In order to contain the Communication budget and provide a brief outline of information to the Residents in our community, a trial will be conducted that will change how residents get HOA information. Minutes of the Board Meeting will be posted on the website every month after the Board of Directors Meeting. In addition a flier will be distributed every month briefly summarizing Board decisions, announcements, etc.

Please notify Virginia Scanlon, Communications Committee Chair at 503-747-7218 if you are not satisfied with this new method of communication. Please leave your name and your address so that we can keep good records regarding this issue. Thank you.

Soliciting announcements left on resident garages

Ralph Ebbutt, President, has been contacting vendors who leave announcements on our neighborhood garage doors asking them to stop that practice. Please share with a Board member any announcements that you may get so we can influence them not to put announcements there. We are asking them to use the newspaper tubes.

Summary of November Agenda

The next meeting is TUESDAY November 8, 2011 7 pm at the Clubhouse. Agenda items will be: Clubhouse Foundation Repair, Board Nominations, Proposed 2012 Operating Budget.

The meeting was adjourned at 8:14 pm.

<p>The Board would like to begin communicating with each Four Seasons resident on line for the ease and COST SAVINGS of publishing the monthly newsletter, notification of HOA announcements and invitations to social events. Please send your email addresses along with your name and phone number to treasurer.fourseasons@comcast.net. Thank you.</p>

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

Beaverton Non-Emergency Non-Emergency Police # (503) 629-0111

President (Director)	Ralph Ebbutt	ralphebbutt@gmail.com	503-482-7253
Vice President (Director)			
Architectural (Director)	Linda Beachell	lbeachell@hotmail.com	503-469-1215
Architectural Committee	Wendy Chapman	fourseasonsarch@msn.com	
	Shelly Evans		
	Bob Nordstrom		
	Mark Schweitzer		
Clubhouse (Director)	Ruby Bradley	rubysbradley@yahoo.com	503-927-7607
Interim Maintenance Committee Chair	Robert Bowles	bowlesr1@frontier.com	503 350 1749
Pool (Director)	James Henshaw	James_Henshaw@corvel.com	971-732-6695
Secretary	Margo Russell	mlrgo@comcast.net	503-372-5696
Treasurer	Susan Payne	treasurer.fourseasons@comcast.net	503-784-1442
Communications Committee Chair	Virginia Scanlon	virginiascanlon@comcast.net	503-747-7218
Newsletter Editor/Website Manager	Virginia Scanlon	virginiascanlon@comcast.net	503-747-7218
Newsletter Distributor	Carolyn Palmer	dollygirlme@msn.com	503-430-1937
Social Committee Chair	Lisa Helfrich	lhelfrich@verizon.net	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 _____

Email _____

Telephone _____ Date you moved into Four Seasons _____

Prior Owner's Name _____

Did you receive a Four Seasons Homeowners Handbook? Yes _____ No _____