



Four Seasons

September 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 11	Board Meeting 7:00 pm Clubhouse
Oct 22	Yard Debris Chipping & Collection Hickory Lane– 10 am – 6 pm
Oct 30	Harvest/Halloween Party Clubhouse, 2 pm

IN MEMORIAM - ROBERT (BOB) HOLDEN

Bob Holden, a long time resident of Four Seasons, died suddenly August 19, 2011. He served on the Four Seasons Board of Directors as Maintenance Director from December 2006 to June 2008. He was a very visible and active volunteer with many innovative, cost saving ideas for the Association. He changed the monthly yard debris service from several drop boxes and monitors for three days to a one day chipping service by a maintenance service. He had packed bark dust rototilled in many common areas to free up a lot of bark dust for other common areas thus reducing the amount of bark dust normally purchased each year. He moved the Junk Drop Box Event to the west entrance of Four Seasons by the power lines which proved to be a cleaner and more orderly process.

He was always ready to add his talents to other projects – consulting on the Clubhouse roof and deck renovations or lending elbow grease to pool upkeep, exemplifying his motto that volunteers makes the neighborhood a better place and help keep costs down.

He made many friends in Four Seasons during his walks everyday with his dog, Millie. Four Seasons has lost a very special homeowner. Our condolences go to his wife, Sandra, and family.

M. G. Tabrum

MAINTENANCE DIRECTOR NEEDED

George Leitch, Maintenance Director, announced his resignation effective immediately. Thank you George for all of your contributions! The Maintenance Director position is open as a result of George's resignation. Please contact Ralph Ebbutt, President if you have any interest in this position. The Board is looking to fill this position immediately.

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

OCTOBER SCHEDULE FOR NEIGHBORHOOD YOGA

The October schedule of yoga classes at the Clubhouse is for two classes each week: 10 am on Thursday mornings, and 6:30 pm on Thursday evenings.

Over the past six months quite a few neighbors have participated. I'm both a neighbor and a registered yoga teacher and have practiced yoga for over 30 years. These classes are for beginners practice with focus on 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 as part of the class.

Just wear comfortable loose clothing and bring your own yoga mat and a blanket. There is no charge for the class but there will be the opportunity to make a charitable donation. If you have questions I can be contacted at Dianneperry1966@comcast.net or call 503 887 9999 (my cell). Thanks and I hope you can join us.

FSHOA BOOK CLUB

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

SIDEWALK REPAIR GRANT PROGRAM

Please see the FSHOA website for details on how to qualify for this program. This might be beneficial to homeowners who have issues with sidewalks. The grant will pay up to 50% or (\$1,500) for sidewalk repairs per calendar year. In addition, there is a listing of contractors that the City of Beaverton has for our use that they have worked with in the past. If you are not able to access the website, please contact Virginia Scanlon at 503-747-7218 for a printed copy of the information.

**FOUR SEASONS HOMEOWNER'S BOARD OF DIRECTORS MEETING
September 14, 2011**

Those present: Ralph Ebbutt, Susan Payne, James Henshaw, Margo Russell and thirty homeowners. The meeting was brought to order by Ralph Ebbutt, President.

UNFINISHED BUSINESS

Summary of Resident Feedback on Pool dues

Ralph Ebbutt, President, announced that because of the feedback obtained from the residents the current pool financial structure will not be changed. The meeting was opened up to discussion. Ralph announced that proposals would be accepted for consideration regarding this issue at the next Board Meeting. Proposals can be submitted to Ralph via email: ralphebbutt@gmail.com

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

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

	Jan-Aug 2011
Fees Received	
HOA Annual Fees	113,311.10
Pool Fees	12,725.00
Club House User Fees	290.00
Lien Fees reimbursed	112.00
Finance charge received	106.82
Interest Income, operating	100.67
Total Fees Received	\$126,645.59
Expenditures	
Architecture Committee	25.40
Clubhouse	2,853.97
Communications	1,643.55
General	2,334.72

Grounds Maintenance	27,265.26
Insurance	10,109.00
Pool	22,542.00
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)	377	379	381
Partial	1	0	1
Unpaid	5	4	1

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

Susan reported that she has email addresses from 38% of the residents. The goal is to get all residents who have email registered to make communication easier.

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.

DIRECTOR REPORTS

**Architectural Report
Linda Beachell, Director**

August Approved Requests

6165 SW 150 TH	Park RV in driveway for 48 hours
15700 Springfield Ln	Install Solar Panels
6005 SW 152 ND	Install new windows and modify landscaping
6170 Heights Ln	Remove arborvitae from front yard
15870 Autumn Ln	Paint exterior of house/build fence/modify landscaping in front

15715 Village Ln	Replace fence
15355 Peppermill	Replace fence
6160 Heights Ln	Remove tree from backyard/to be replaced by another type
15725 Autumn Ln	Remove arborvitae
15560 Village Ln	Park RV in driveway for 48 hours
15713 Village Cir	Replace shake roof with composition in Autumn Blend
5750 SW 152 nd	Build fence
15740 Village Ln	Park RV in driveway for 48 hours
6165 SW 150 th	Park RV in driveway for 48 hours
15700 Springfield Ln	Install Solar Panels
6005 SW 152 nd	Install new windows and modify landscaping
6170 Heights Ln	Remove arborvitae from front yard
15870 Autumn Ln	Paint exterior of house/build fence/modify landscaping in front
15715 Village Ln	Replace fence
15355 Peppermill	Replace fence

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

**Pool Report
James Henshaw, Director**

No money was spent in August for pool related items. This doesn't include employees or utilities expense.

Pool will close on 9/5 at 7 PM, Happy Labor Day. If weather permitting, adult pool could be opened on the weekdays from 6 am – 7 pm, Saturday, 12 pm to 10 pm, Sunday 12 pm to 7 pm. Family pool will be opened on weekends until 9/18. Both pools will be closed for the season on 9/19. (Pool is closed as of 9/12.)

Thank you to James for a job well done this summer. HOA saved \$4000 this season because of James' efforts.

Maintenance

Ralph Ebbutt, President, announced that George Leitch has resigned his position as Maintenance Director effective November, 2011. Our thanks to George for the work he has done for our community.

Ralph stated he is following up on the tree issues reported earlier this month. In addition he will follow up on two drainage issues brought up at the meeting by residents and a broken sprinkler head.

**Social Committee
Lisa Helfrich, Chairperson**

No report this month.

UNFINISHED BUSINESS CONTINUED

Clubhouse Director

Ruby Bradley submitted her name for the vacant Clubhouse Director position. A motion was made, seconded and passed approving Ruby's appointment to the HOA Board of Directors. Ruby will now begin to take reservations for the Clubhouse. Congratulations Ruby! Thank you again Amy for all of your work on the Board and in the community.

Ruby Bradley
15819 SW Village Circle
Mobile Phone: 503-927-7607
Email: rubysbradley@yahoo.com

Ruby Bradley, retired, formerly employed in the construction and engineering field. I was a project controls analyst. I have owned my home in Four Seasons for fifteen years, during that time I rented out my home for about six years while traveling for my job.

In the last couple of years, I have been involved in the repair of the family and adult pools and fencing around the adult pool. In that time, I had the opportunity to work with the board members and home owners. I found that to be a rewarding experience.

At this time there is a need for a club director, I have volunteered for this position as I feel that the clubhouse and board play an important role in keeping our community the place it is today, a place for family and neighbors to enjoy times together, in addition add value to owning a home in Four Seasons.

I hope to contribute to making living in our community enjoyable and awarding.

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

Reserve Funding Study

A HOA Financial Audit was conducted this year and the auditor recommended that a third party Reserve Study be conducted. Three Bids were received by Susan Payne, Treasurer. Ralph Ebbutt, President, made a motion to approve that the study be done by Reserve Funding for \$1750.00 with 2nd and 3rd year off-site updated studies for \$350.00 a year. Further discussion on this issue will be done at the October Board of Directors Meeting before a vote is cast.

NEW BUSINESS

Board Meeting Schedule

After discussion, the Board will meet the 2nd Tuesday of the month at 7 pm in the Clubhouse.

The next meeting will be October 11, 2011.

City of Beaverton Urban Renewal Ballot Measure

Barbara Fryer, Senior Planner with the City of Beaverton, attended the meeting to present information about this November Ballot Measure. (There will be no tax increase for New Seasons Residents to pay for this plan.)

Flyers attached to resident's garages

A resident brought up the issue of solicitation fliers attached to garages and asked if anything could be done to discourage this practice. Ralph Ebbutt, President, said to let a board member know the name and phone number of who has left the flier and he would call the company and ask them not to post them on the garage doors but leave them in the newspaper containers.

The next meeting will be held October 11, 2011 at 7 pm at the Clubhouse.

October Agenda Subject Items

1. Reserve Funding Study
2. Draft Operating Budget
3. Clubhouse repairs
4. Call for Board nominations

The meeting was adjourned at 8:48 pm.

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

Those present: Ralph Ebbutt, Susan Payne, James Henshaw, Lisa Helfrich, George Leitch, Margo Russell and two homeowners.

The meeting was brought to order by Ralph Ebbutt, President at 7:05 pm.

**Treasurer Report
Susan Payne, Treasurer**

**FourSeasons HOA
Treasurer's Report Jan-July 2011
Susan Payne, Treasurer**

	Jan-June 2011
Fees Received	
HOA Annual Fees	113,311.10
Pool Fees	12,675.00
Club House User Fees	240.00
Lien Fees reimbursed	112.00
Finance charge received	106.82
Interest Income, operating	79.47

Total Fees Received \$126,524.39

Expenditures	
Architecture Committee	25.40
Clubhouse	2,717.15
Communications	1,601.75
General	2,318.62
Grounds Maintenance	21,919.25
Insurance	8,395.00
Pool	17,032.40
Social	1,441.28

Total Operating Expense \$ 55,450.85

Checking Account Balance	\$ 11,564.79
Money Market Acct Balance	\$ 59,418.70
Reserves Account Balance	\$ 43,736.02

Annual Fees to Reserves	25,000.00
Reserves Interest	79.76
Reserves Expenditures YTD	\$ 14,835.76

Assessments as of 8/3/2011	2011	2010	2009	2008
Full (383)	377	379	381	382
Partial	1	0	1	1
Unpaid	5	4	1	

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

DIRECTOR REPORTS

Architectural Report Linda Beachell, Director

July Approved Requests

5430 Village Pl	Paint exterior of new addition
6165 SW 150 th	Park RV in driveway for 48 hours
15713 Village Cir	Remove pine tree from front yard & replace with a minimum of 10' tree
15680 Village Ln	Repair fence
5945 SW 152 nd	Paint house in approved colors
15732 Village Cir	Paint house in approved colors
5705 SW 152 nd	Replace slider and kitchen window
15425 Village Ln	Replace windows and slider
15320 Village Ln	Park RV in driveway for 48 hours
15590 Village Ln	Replace cyclone fence with cedar fence in backyard
5960 Heights Ln	Repair walkway and pave driveway
5430 Village Pl	Paint exterior of new addition
6165 SW 150 th	Park RV in driveway for 48 hours
15713 Village Cir	Remove pine tree from front yard/replace with a minimum of 10' tree

A Motion was made and passed unanimously to approve the Architectural Report.

Pool Report James Henshaw, Director

In an effort to economically extend the pool season James recommended to the Board to keep the adult pool open on **weekends only** through September 18th. The last day the family pool will be open is September 5th. Families will be able to utilize the adult pool and hot tub, while supervision of children remains the parent's responsibility. The Board supported James' recommendation. A flier to the residents posting the announcement regarding this decision was distributed to each household in August 2011.

OLD BUSINESS

Reserve Study

It was discussed and recommended that a service would be selected to conduct a Professional Reserve Study.

Clubhouse Director Vacancy

The search continues to replace Amy Fullwiler in this position.

Update on the collection of resident email addresses

Currently we have 112 email addresses which comprise 29% of Four Seasons residents. Since a Newsletter is not produced traditionally in the month of August, it was decided that a Four Seasons Homeowners Association Flyer would be distributed with a request for residents to again please provide their email address to Susan Payne at treasurer.fourseasons@comcast.net. Our goal is to have the email addresses of all residents who have email accounts.

NEW BUSINESS

Directors/Officers Liability Insurance Policy was reviewed. It was agreed that the policy would be renewed for twelve months. The Board recommended that all of the policies associated with Four Season be renewed at the same time. Ralph will contact Larry Butler, Insurance Agent, to make those arrangements.

Wages for Junk Box Helpers. George Leitch recommended that the Junk Box helpers who helped out on Junk Box day be paid \$12.50 an hour for their time those two days. The Board agreed to support George's recommendation.

HOA Board of Director's meeting date. Ralph Ebbutt, President, recommended that the Board meet on the 2nd Wednesday of the month instead of Sunday evenings to make the meetings more accessible to residents. As a result the Board meetings will be held at 7 pm on the second Wednesday of each month.

The next meeting will be held September 14, 2011 at 7 pm in the Neighborhood Clubhouse. Attendees will be entered in a coffee card giveaway.

The meeting was adjourned at 7:48 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	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
Maintenance (Director)			
Pool (Director)	James Henshaw	James_Henshaw@corvel.com	971-732-6695
Secretary	Margo Russell	m1rgo@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 _____