



Riverwood Homeowners Association Newsletter

February, 2023

What's Happening @ Riverwood

HOA Monthly Fee: This month, the Riverwood Board sent out an email with a letter discussing the need to raise the HOA monthly fee. Action is being taken to get a hard copy to those Homeowners without email. You will find the letter reprinted at the end of this newsletter. Please come to the next Board meeting to be part of the discussion around this increase.

The **Recreation Committee** is planning a **Sack Lunch / Bingo get-together!!!** February 26th at 2:00 PM in the RW Rec Room! We're asking people to bring a sack lunch for themselves. The committee will provide coffee AND will offer Bingo! Bingo cards are 5 ¢ per card. Bring your nickels to buy cards and get a chance at a prize!!



Craft Night continues on the first Thursday of each month (March 2, 2023) in the Recreation Room. If you crochet, knit, embroider, quilt, create jewelry, or have other portable hobbies, bring your project and enjoy social time with some of your neighbors. If you'd like to learn a new skill, this is the perfect place to begin.

Parking Committee: *We still have a vacant position for a volunteer Parking Chair.*

Landscape Committee: All through February, all Landscape questions will be answered by Stressla Beavers. On March 1st, it's back to Kris Clarke. Thank you, Stressla, for the coverage – greatly appreciated.

RW Roster Updates: There are two Roster updates this month, so add them to your December, 2022 Roster:

1. Monique Mascarinas: moniquemascarinas5@gmail.com
2. Walt Leshner: wdl739@yahoo.com

Editor's Opinion: WATER COSTS. At the last Board meeting, there was a discussion of what a water leak means, both to the HOA and to the Residents involved. Unchecked running water costs every Homeowner money. Riverwood receives five water bills each month. Typically, all five bills run about \$10,000 to \$12,000. The last bill for DW 40 alone was \$8,988! This was at least double the usual bill, due to a *big leak in just one home*. At the same time, we hear stories about toilets that have been running for weeks, frozen and burst garden-hose faucets, and unknown water-line leaks in the crawlspace. It all adds up.

Everyone can listen and look for running water in their home. Is your toilet or a faucet running? *Does your toilet refill its tank at odd times? Do you have to run water in the bathroom for 5 minutes to get hot? Is your garden hose leaking? Is there wetness in your crawlspace?*

Tell Maintenance; they may be able to help you. Everyone can learn how to shut off water to the home quickly in an emergency or how to shut off water just to the outside faucet. At minimum, we should be covering our outside faucets with styrofoam covers, to help prevent pipes from freezing and then breaking upon thawing.

We all pay the water bill (through our HOA dues), so let's all pay attention to our household water systems!!

Next Board Meeting is Thursday, February 9th at 6:30 PM in the Rec Room!!

Resources

Parkrose Fix-It Fair: The in-person Fix-It Fair is coming back to Parkrose High School, 12003 NE Shaver on Saturday, March 4, 9:30 AM to 2:30 PM. Exhibits, workshops, repair cafe, free lunch, activities, and giveaways all in one place. For more information and workshop schedule, go to the following link: [Fix-It Fair: Parkrose High School | Portland.gov](https://www.portland.gov/fix-it-fair)

NARA (Native American Rehabilitation Association), 12360 East Burnside, offers free COVID vaccinations to anyone so drop on by. With 500 fellow USA citizens still dying each day from COVID 19, it remains important to be vaccinated to reduce risk of serious illness, hospitalization, death, and minimize development of variants. Need a ride? Let Lisa Dashiell know. Bonus: My good friend Lindi Goins gives vaccinations there and she gives amazing injections. ❤️



Household Hazardous Waste: Proper Disposal, Safer Alternatives: Many everyday products used for housework, home improvement, car maintenance and gardening may contain chemicals that can harm your health or pollute the environment. For proper disposal, it's important never to discard these products in the sink, on the ground, down a storm drain or in your garbage can. Instead, Metro can help you safely dispose of hazardous household waste and discover the benefits of using less toxic products. Follow this link: [Common hazardous products | Metro](https://www.metro.net/programs/hazardous-waste/) to learn more about common hazardous products. Follow this link: to find a recycler: [Find a recycler | Metro](https://www.metro.net/programs/hazardous-waste/). Beginning in March and running through November, Metro offers neighborhood collection events. Check here for the schedule: [Neighborhood collection events | Metro](https://www.metro.net/programs/hazardous-waste/). Learn more about household hazardous waste by searching that topic at [oregonmetro.gov](https://www.oregonmetro.gov/).

From the Residents!

Send your feedback, ideas, recipes, pet photos, etc. to rwh.news@gmail.com.

From Irene Hennessey: *What I've discovered:*

1. I started out with nothing and I still have most of it.
2. My wild oats are mostly enjoyed with prunes and all-bran.
3. I finally got my head together and now my body is falling apart.
4. Funny, I don't remember being absent-minded.
5. Funny, I don't remember being absent-minded.
6. If all is not lost, then where the heck is it?
7. It was a whole lot easier to get older than to get wiser.
8. Some days, you're the top dog, some days' you're the hydrant; the early bird gets the worm, but the second mouse gets the cheese.
9. I wish the buck really did stop here. I sure could use a few of them.
10. Kids in the backseat cause accidents.
11. Accidents in the backseat cause kids.
12. It's hard to make a comeback when you haven't been anywhere.



13. The world only beats a path to your door when you're in the bathroom.
14. If God wanted me to touch my toes, he'd have put them on my knees.

From Laurel McAfee: Regarding the discussion of an HOA dues increase, we can remind ourselves we are in better shape than some of our HOA neighbors. But it still hurts. (see the link)
<https://www.wweek.com/news/2023/02/15/a-homeowners-association-in-east-portland-is-in-knots-over-what-a-5-million-repair-might-mean-for-its-low-income-residents>

Don't forget to **pay your Arts Tax**, due April 18th. <https://www.portland.gov/revenue/arts-tax>.

Looking for Something?

Found: Key in DW 30. It says "Mex" on it. Contact Jann Gilbert if it's yours.

Volunteer Positions at Riverwood: RW is in need of volunteers to step into Committee Chair positions for **Parking, Maintenance, and Pool**. Please help out by taking on one of the open volunteer positions!!



Irene is looking for someone to take on the **Treasurer position** – instruction available. This position holds just part of the financial responsibilities – those of the checking accounts and mail pickup at our Post Office Box. The Bookkeeper (Leo Zinn) addresses balancing of accounts and financial reports. Please contact Irene Hennessey if you have questions or are interested! Riverwood needs you!!

Riverwood works because our Residents volunteer.

Neighborhood News from A.T.N.A. (Argay Terrace Neighborhood Assoc.)

Black History Month: Since 1976, every U.S. president has officially designated the month of February as Black History Month. Why February? It's the birth month of both: President Abraham Lincoln (February 12), who issued the Emancipation Proclamation, and African American abolitionist, author, and orator, Frederick Douglass (February 14). And on February 1, 1865 - The 13th Amendment to the U.S. Constitution, which abolished slavery, was adopted by the 38th Congress.

Shaver School Food Pantry: February 22, 2:30--4pm

ATNA Board Meeting: The ATNA Board meets regularly on fourth Wednesdays, 6:30 -8:00 pm. Next meeting: February 22. Access the Zoom meeting: Meeting ID #: 4790037202. Password: Billzoom1. All Argay residents are welcome to attend. PLEASE JOIN US!

Montavilla Farmers Winter Market – February 26, 10:00 a.m. to 2:00 p.m. Come shop at their "Winter Stock-up Market" for seasonal root and fresh vegetables and fruits, baked goods, sustainably raised meats and eggs, flowers, plant starts, and specialty foods. Please follow their COVID-19 coronavirus protocols. It's located on the gravel lot in the 7700 block of SE Stark Street – across the street from Mr. Plywood. Click this link to see their website: <https://www.montavillamarket.org/>

Please see the ATNA website for more neighborhood news and to sign up for the newsletter:
<http://www.argayterrace.org/>.

Letter from the Riverwood Board re: HOA Monthly Fee Increase:

February 15, 2023. You have all undoubtedly been watching with dismay as your home and personal expenses rocket upward. Electric and gas power have climbed rapidly; clothing, gasoline, and services are 'way up; and the price of simple groceries is hitting people and families hard all across the nation. Between inflation and shrinkflation, your monthly costs are the highest they have been in more than forty years; and they continue to rise every month.

As you can imagine, the increase in costs is also radically affecting your HOA's expenditures for things like water (now \$4000 per month more than 2 years ago), garbage (now \$500 more), landscaping, etc. etc. We are also incurring unexpected maintenance costs, as our 40-plus-years-old underground water, sewer, and electrical lines continue to fail, requiring expensive replacement.

As a result, Riverwood's January monthly expenses exceeded our income. Total monthly income from dues & garage rentals was \$42,002; total monthly expenses were \$69,928, leaving a shortfall of almost \$30 thousand dollars!

Our Reserve is doing its job of flattening out the spikes, but we had to withdraw \$42,000 for paving Driveway 40 in January, and we are going to have to withdraw another \$30,000 to cover the expenses of repairing damaged sewer and water lines in February. These withdrawals will bring the Reserve Account down perilously low to \$92,069.

In order for Riverwood HOA to be financially stable, we must grow the Reserve to cover future expenses. Right now, we are shrinking it: the Budget calls for adding \$4,000 every month, but we have been unable to do that for some time. The only increases to the Reserve have been due to the collection of delinquent accounts.

HOA dues have not been raised in 2 years. Obviously this cannot go on. Please be advised your Board of Directors is forced to begin planning an increase in dues, effective within the next few months, for an amount in the neighborhood of \$40.

The purpose of this memo is to provide you all with advanced notice. All Riverwood Homeowners are encouraged to attend the Monthly Homeowners Board Meetings on the second Thursday of each month at 6:30 PM in the Recreation Room. The next Board meeting will be March 9th.



REMEMBER:
***Newsletter articles, ads, etc. are
due by Noon, March 20th. Send to:***
rwh.news@gmail.com

Thanks to those who contributed to this month's newsletter: The Riverwood Board of Directors, the ATNA Newsletter, Irene Hennessey, Shirley Piel, Lynn Young, Allaire Henneman, Welcome Committee, Laurel McAfee. And a big thank you to our faithful delivery people: **Stressla Beavers, Sue Beede, Nancy Stoll and Mary Yemane.**