



## Johns Woods Homeowner Association

### *Overview and history*

***The Johns Woods Association was formed in 1984*** as an association, created to provide a means of maintaining the common areas, including landscaping & signs at the two entrances, sidewalk areas, etc. The association provides a common voice to advocate for Johns Woods in dealing with the City/County/METRO and other Neighborhood Associations on neighborhood issues. JWA also organizes the periodic pickup of household discards, neighborhood meetings/events, and coordinates other activities and services as needed.

***JWA has been self-funded since 1984*** by members within the Johns Woods community. It has been continuously managed by a volunteer board for over 34 years without interruption. This is one of the longest continuously managed and funded associations in Lake Oswego. The board meets several times per year and issues various announcements including an annual report of funding and operations.

***The association directory has been actively published since 1985.*** The directory was published annually, and copies were provided to all new residents until the development of our web site. As part of our service we maintain email addresses for all members in the Johns Woods community. This allows us to effectively communicate announcements and neighborhood conditions in near real time with the entire association.

***JWA provides regular announcements of community events and services via email.*** The announcements are designed to build awareness of activities in Johns Woods and the routine requirements of the CC&R's. In 2007 these included a general membership meeting and an association picnic. The fall JWA announcement always includes a financial report of the activities, accomplishments, and costs of operating the association. Annual dues are currently \$90 billed in October. Our participation rate in dues collection is consistently 90% or more of association members.

***The JWA developed its web site in 2003 to use as an active communications resource for all members.*** The site includes a password protected digital directory including emergency phone numbers for the members of the Johns Woods community. The site further includes a digital copy of our CC&R's, approved materials list, and various resource maps of the local area. JWA members actively use the site to review plat maps, owner information, communicate with the association board, and for links to the city and community web sites.

***In June of 2007 at a general membership meeting the members unanimously voted to incorporate the JWA as the Johns Woods Homeowners Association Inc.*** The JWA became the JWHA Inc in August of 2007 and is incorporated as a nonprofit public benefit corporation in Oregon. JWHA registered as a charity with the Oregon department of justice in 2008 and received approval as a 501c4 from the IRS as an association/community development corporation in 2009. The intent is to continue the activities of the JWA and to seek funding for improvements in the community.

***During the past 34 years the association has completed many capital improvements with our limited resources.*** This included funding signs, street lights, drip systems, landscaping and a variety of

community improvements to retain the consistency of our neighborhood and improve it for the public benefit.

***The architectural review committee informs residents regarding adherence to the Protective Covenants related to exterior building materials and preserving the neighborhood.*** In 2006 the CC&R's were amended to incorporate changes to approved materials to preserve the neighborhood. These updates are ongoing via the website and resident inquiries to the JWA as a service to preserve the integrity of the Johns Woods neighborhood.

***Johns Woods applied for a Neighborhood Enhancement Program grant to improve our entranceway landscaping in 2008.*** We were awarded a grant of \$6,000 upon approval of our plans by the City of Lake Oswego City Council. Neighborhood Volunteers removed landscaping and planted new landscaping in 2008. This was a substantial effort and volunteer efforts and matching funds were required to meet the needs of this project.

***During 2009, JWA installed water lines to preserve landscaping and enhance both entrances to the neighborhood.*** We also worked with the City of Lake Oswego to improve traffic markers on Kerr and Tempest including signage and line of sight vegetation clearing.

***Johns Woods applied for a second Neighborhood Enhancement Program grant to improve our entranceway signs in 2013.*** We were awarded a grant of \$3,300 upon approval of our plans by the City of Lake Oswego City Council. Signage was required to meet the new city standards for appearance and replaced the original signs installed by the Johns Woods developer.

***We anticipated that transportation issues and improvements would require major efforts in 2013-2016.*** During this period a major reconstruction of Kerr Parkway dramatically improved access and walkability for Johns Woods residents. This project required coordination with the city and three separate associations for approval. The Kerr Parkway project was completed in 2014. During this time neighborhood streets were also improved. Majestic court received slurry seal and Tempest drive was reconstructed with a new pavement.

#### Major Accomplishments 1984-2008

- Added new street lights to improve entry way visibility
- Refurbished poles and fixtures on all existing street lighting
- Street signs
- Landscaping for all common areas
- Neighborhood Directory
- New Web site & email communications system.
- Street drainage improvements.
- Community Picnic(s)
- Complaint resolution
- Updated CC&R's for new materials.
- Annual Newsletter with financial report.
- Received City of Lake Oswego NEP grant for new landscaping.
- Volunteer efforts to remove old landscaping
- Improved appearance of entranceway signage.

- Installed new landscaping with neighborhood volunteers.

#### Major Accomplishments 2009

- Received approval from the IRS as a 501c4.
- Installed water lines at entrances with City of Lake Oswego support.
- Requested that city improves traffic markers on major entrance areas and city responded.
- Coordinated neighborhood volunteers to water landscaping and maintain appearance.

#### Major Accomplishments 2010-Present

- Facilitated Intersection safety and improvements Kerr-LBF-Country Club.
- Installed drip systems to support new landscaping grant.
- Assembled neighborhood emergency plan materials and distributed to residents with assistance from Clackamas County & LO Fire Department.
- Sponsored JW Meetings with both LO Police Chief & LO Fire Chief.
- Worked with City to ensure upgrade of Kerr Parkway
- Sponsored JW Association BBQ to meet neighbors.
- Worked with City to convert all street lighting to LED on neighborhood streets.
- Received City of Lake Oswego NEP grant for new city approved JW Signs.
- Worked with City of Lake Oswego on the installation of new city approved JW Signs.
- Worked with City of Lake Oswego on the repair/reconstruction of pavement for both Majestic court and Tempest Drive.
- Installed new landscaping improvements to both entrances.
- Repaired damaged landscaping due to utility work at both entrances (ongoing).
- Coordinated efforts with surrounding Homeowner & Neighborhood Associations.
- Working with the City on emergency preparedness issues.