
John's Woods Home Owners Association Inc.

P.O. Box 462, Lake Oswego, Oregon 97034

www.johnswoods.com

email: jwhoa@johnswoods.com



October 2024

HOA Dues

HOA Dues of \$90 for 2025 are due by 11/15/24. These dues cover neighborhood events like the annual debris pickup costs, the biannual junk pickup costs, hosting the neighborhood website, paying a landscaping company for maintaining the two neighborhood entryways, landscape water cost etc. You may pay by check or Zelle. A dues form is enclosed. Please supply the requested information so that we may update our files with current information. If you pay by Zelle, be sure to indicate your street address in the memo field. Thank you.

Debris Pickup

The debris pickup will be held on December 2. Pickup rules are attached.

Emails

As we reported to owners by email some days ago, we are still encountering problems sending emails to some gmail accounts from our regular email account. Google continues to block some messages to gmail addresses.

We are working with our computer consultant to resolve the issue. He reports he has five customers experiencing the same problem we are, and the common issue is having GoDaddy as the web host.

To continue reliable email communications with the neighborhood, we have reinstated our old John's Woods gmail email account. We will use this account as a "send only" account. If you wish to reply to messages from this account, or generate a new message to the HOA, please send them to our regular email address, jwhoa@johnswoods.com. We apologize for the inconvenience, and hope to have the issue resolved quickly.

HOA Meeting

We were scheduled to have our biannual HOA Meeting this Fall. Because of some scheduling problems, the meeting will be postponed until the Spring.

Fences and Hedges

We have received complaints that some owners are letting their hedges "grow to the sky." The CC&R's restrict fence and hedge height to six feet. If you have a hedge or hedges on your property that exceeds this height, please take steps to trim it/them to meet the requirement of the CC&R's.

Thank you.

Street Parking

We want to thank residents for not parking on the streets, and having their contractors park on the same side of the street while working. The roadways in John's Woods have looked much better this last year, and have been much more passable by large trucks, the street sweeper, etc. As you know the CC&R's prohibit on street parking for more than 6 hours in a 24 hour period, and prohibit overnight on street parking.

(OVER)

Provide Copy of CC&R's to Long Term Tenants

As was discussed by our attorney in previous newsletters, short term rentals are prohibited in John's Woods. If you have a long-term tenant at your property, please provide them with a copy of the CC&R's, and specifically point out the on-street parking restrictions to them. They are responsible for adherence to the CC&R's, the same as the owner.

Gutters and Storm Drains

It's Fall, and the City has asked us to remind owners that they are responsible for keeping the gutters and storm drains in front of their property free and clear of leaves and other debris that may impede the storm water flow.

Your Current HOA Board

Thank you for your support of the Association and the volunteer board, whose members spend a lot of time working for the good of John's Woods. If you have any questions, please contact us at jwhoa@johnswoods.com.

Gary Ciment, Susan Humm, Bob Romanski, Gary Sharp

Financial Report

John's Woods Association 2024 October 2023 through September 2024 Profit & Loss

	Oct '23 - Sep 24
Income	
Dues	6,840.00
Total Income	6,840.00
Expense	
Corporation Fees	50.00
Fall Debris Pickup	501.83
Insurance D & O	1,238.00
Junk Pickup	892.26
Landscaping & Maintenance	2,485.00
Postage, Printing, PO Box, Supp	572.54
Water	111.84
Web Site, Domain Name, Email	496.55
Total Expense	6,348.02
Net Income	491.98

John's Woods Association 2024 Statement of Cash Flows

October 2023-September 2024

Net Income	\$491.98
Net Cash Provided by Operating Activities	\$491.98
Net Cash Increase for Period	\$491.98
Cash at Beginning of Period	\$8,216.50
Cash at End of Period	\$8,708.48