

TANASBROOK HOME OWNERS ASSOCIATION

JANUARY HIGHLIGHTS:

- ❖ TANASBROOK TRANSFORMED INTO WINTER WONDERLAND.
- ❖ KEEPING YOUR NEW YEAR'S RESOLUTIONS.
- ❖ AUDUBON SOCIETY APPLAUDS TANASBROOK'S LAKES PROJECT.

OREGON'S MOST LIVABLE
CONDOMINIUM COMMUNITY

IN THIS ISSUE:

LETTER FROM THE AUDUBON SOCIETY	2
CLUB HOUSE VANDALISM	2
TANASBROOK INVESTMENTS	3
NEW YEAR'S RESOLUTIONS	4
ALMANAC FORECAST	4
CALENDARS	5
CONTEST WINNERS	6
GARDENING TIP	6
PET OF THE MONTH	6
NO PARKING	7
RON'S CORNER	7
BOARD ELECTIONS	8



WINTER WONDERLAND!

On December 4th, volunteers from the Tanasbrook community gathered to transform the neighborhood into a winter wonderland.

While the inside of the club house has been decorated in the past, the idea for this season's outdoor decorations grew out of concern over low attendance at holiday parties in previous years.

The Activities Committee designed this group decorating activity to build community spirit while requiring only minimal volunteer effort.

Under the direction of Activities Coordinator and Board Member Clarinda White, the team went to work stringing lights, assembling reindeer, hanging bows, and decorating the holiday tree. Steady supplies of hot coffee, sandwiches, and cookies kept everyone going.

There were so many helpful elves that it was difficult to keep track of everyone! Big Tanasbrook thanks go out to Clarinda White, Richard Lauer, Dan and



Bev McGill, Richard Chesterfield, Lisa Schafer, Jen Willis, Ila Snyder, Dee Banuelos, Lois Lesser, Ron Martin, Skye, Chase, and Jaden Sherwood – to Twyla Barnes and Decole Sherwood for planning – and to all the homeowners who volunteered their time, skills, and cheerfulness to the project.

Look for even more decorations in 2005. The Activities Committee is taking advantage of after-holiday sales to build our decorations storehouse for next December – creating the opportunity for more volunteers to join in the fun.

THE *TIMES* HAS A NEW LOOK

To kick off the new year, with a new editor, the newsletter has a new format – both in layout and in content. The new *Tanasbrook Times* is designed to be a more interactive publication, with your interests and community-building in mind. Look for new features in this month's issue and in coming newsletters. And let us hear from you! Your feedback and ideas are welcomed.

GONE, BUT NOT FORGOTTEN

(AND NOT SO MUCH GONE, EITHER)

As I take the reigns of the *Tanasbrook Times*, I want to acknowledge the hard work and dedication of the previous editor, Lake Boggan, whose efforts to bring you the *Times* each month did not go unnoticed in the more than two years that she served.

When I moved to Tanasbrook this past summer, it was the newsletter that helped me to learn my way around my new community, and I am excited to be contributing to a publication that has

been such a helpful resource.

But Lake hasn't gone riding off into the sunset just yet. She will remain active as a contributing writer, and as a guide as I learn the ropes.

Lake has left me some large shoes to fill as your new editor, and I hope not to disappoint. It is my intention each month to bring you a newsletter that will make Lake – and all of you -- proud.



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LANDSCAPE AND ACTIVITIES EDITOR:
 CLARINDA WHITE

SUPPORT FOR THE LAKES PROJECT FROM THE AUDUBON SOCIETY

The Tanasbrook office has received a letter from the Audubon Society of Portland in support of the recently approved lakes enhancement project proposed by Cleanwater Services.

Signed by Urban Conservation Director Bob Sallinger and Urban Conservationist Jim Labbe, the letter applauds Tanasbrook for approving the project.

“The project will have tremendous net benefits for urban fish and wildlife populations,” the Society writes. “The proposed water quality improvements will enhance habitats for rainbow and cutthroat trout that inhabit Bronson Creek. Other sensitive aquatic species that inhabit the Beaverton Creek watershed, including Western Pond Turtle, will likely also benefit from the water quality improvements.”

Tanasbrook can also expect to see improvements for local wildlife.

“We believe that this project will have significant benefits to terrestrial and avian wildlife species while hopefully reducing significant numbers of waterfowl problems associated with the

complex,” the letter continues. The Audubon’s Wildlife Care Center receives dozens of ducks each year from the Tanasbrook Lakes and reports that they see more injured waterfowl from Tanasbrook than from any other single site in the Portland Metro area.

“This situation is a direct result of overpopulation caused by release of non-native, non-migratory waterfowl and feeding of waterfowl by humans at the ponds,” the letter details. “On several occasions we have also received ducks that have been the victims of deliberate human abuse. Reducing the population in the short run by allowing native waterfowl to disperse to other areas and capturing non-native waterfowl and finding them permanent homes, would be highly beneficial.”

The Society has offered to work with Tanasbrook to facilitate this process and to develop policies and practices that will prevent recurrent problems in the future.

The Audubon Society also expects that the “enhanced environmental amenities” afforded by this project will contribute positively to Tanasbrook property values.

Due to the holidays, the HOA board did not convene in December. Similarly there is no manager’s report for December.

CLUB HOUSE VANDALISM

Friday night, December 3rd, a pool cue was broken in the club house recreation room.

It is believed that several youths jumped over the exterior fence surrounding the swimming pool and got into the building through one of the pool doors.

Every year Tanasbrook battles against vandalism and takes steps to prevent further incidents, from securing exterior doors to having First Response set the club house alarm at 10pm. Still, we have not eliminated the problem.

THE TANASBROOK READING GROUP

The Tanasbrook Reading Group meets the fourth Thursday of each month, 1-3pm, at the club house.

On January 27th, the group will discuss *SISTER OF MY HEART* by Chitra Benerjee Divarherini.

While it is easier to prevent destruction of community property during the summer months, when the pool curator is on duty, keeping an eye on the club house from 5-10pm is a challenge the rest of the year.

If you witness an act of vandalism or even suspicious behavior around the club house or on any part of Tanasbrook property, please call the Washington County Sheriff’s Office (503-629-0111) or First Response (503-229-0044) immediately. Help protect our community from further acts of vandalism and destruction of property.

On February 24th, the group will discuss *MIDDLESEX* by Jeffery Eugenides.

Please contact Jane Fischer at 503-629-0724 for more information.

TANASBROOK HOA RESERVE ACCOUNT INVESTMENTS: 10.30.04

FROM DAN MCGILL, TANASBROOK HOA TREASURER

Investment Description	Beginning Balance	Deposits	Accrued Interest	Withdrawals	Ending Balance	Interest Rate	Due Date
DELAFIELD STATE BANK	75,000		966.58		75,966.58	1.9%	12/6/05
FIRST NATL BK BARNESVILLE	90,000	90,000	95.42		90,095.42	3.4%	10/15/07
PROVIDIAN NATL BANK	50,000		451.78		50,451.78	3.4%	12/26/06
COMMERCIAL BANK TR CO	50,000		346.58		50,346.58	2.75%	12/30/05
WASH FEDERAL SAVINGS	100,000		2306.33		105,859.14	1.98%	5/18/04
OREGON CENTRAL CU	50,000		394.54		53,306.84	2.07%	11/10/05
OREGON CENTRAL CU	50,000		309.39		52,496.05	3.25%	11/8/04
COLE TAYLOR BANK	90,000		1,001.10	902.47	90,098.63	2.0%	4/11/05
DARBY BANK & TRADE	90,000		802.60	90,802.60		1.75%	10/12/04
NEW CENTURY BANK & TR CO	90,000	90,000	86.79		90,086.79	2.1%	7/15/05
PARKWAY BANK & TRUST	90,000		252.99		90,252.99	1.8%	3/7/05
VOLKSWAGEN BANK USA	100.00		30.74		100,30.74	1.7%	3/3/05
TOTALS INVESTMENT ACCTS	835,000		7,044.84		758,991.54		
TOTAL RESERVE FUND 10/31/04					919,770.32		
% OF FUNDS INVESTED					82.52%		

Note: Withdrawals are transfer of interest from certificates to money market accounts.

After planned reserve spending in 2005, there will be approximately \$377K in reserve investments going into 2006. 2006 will contribute another \$244K investments and \$110K in 2007. That will bring us back to a range of \$730K reserve investment balance.

Strategy for 2005	
\$90K	10/12/2004
\$50K	11/8/2004
\$100K	5/18/2004
\$50K	11/10/2005
\$75K	12/6/2005
\$50K	12/30/2005
\$90K	4/11/2005
\$90K	3/7/2005
\$10K	3/3/2005
Reinvest at 6-month maturity to time maturity with seasonal requirement 2005.	
\$605K	Maturities
\$344K	Revenue
\$82,717	Beginning balance 2004
\$125K	Less investments
\$906K	Available for \$670,216 expected budget

Balances as of 11/18/04	
Operating	\$199,769
Reserve CK	\$18,218
Money Market	\$106,837

HOA COMMITTEES

ACTIVITIES
SPONSORED BY CLARINDA

LANDSCAPE
SPONSORED BY CLARINDA
CO-CHAIRS: LINK & COLLEEN PITTINGER

FINANCE
SPONSORED BY DAN

ARCHITECTURE & CONSTRUCTION
SPONSORED BY RICHARD

POLICY AND PROCEDURES
SPONSORED BY GAY
CHAired BY SHARON LAUNT

COMMUNICATIONS
SPONSORED BY CHRIS

UNLESS OTHERWISE NOTED, ALL ARTICLES WRITTEN BY JEN WILLIS

"GOALS MUST BE
ACHIEVABLE, OR WE'LL
FALL ON OUR FACES EACH
AND EVERY TIME."

DO YOU HAVE AN IDEA FOR
AN ARTICLE OR OTHER
NEWSLETTER FEATURE?
CONTACT JEN WILLIS
(REV.JEN@VERIZON.NET OR
503-690-7293) TODAY!



NEW YEAR'S RESOLUTIONS

Many people begin each New Year with hopeful promises about what they will do – or not do – in the coming twelve months. There are resolutions to drop those extra holiday pounds, to complete that old scrapbook project, or to stop smoking. In January, athletic clubs and gyms are bursting at the seams from the scores of people determined to get back in shape.

Come spring – sometimes even by February 1st – many well-intentioned resolutions have fallen by the wayside. It is not lack of desire or commitment that is to blame; often these resolutions are instead the casualties of poor goal-setting.

Goals must be achievable, or we'll fall on our faces each and every time. When making your own resolutions, keep in mind that achievable goals have several key elements in common: they are realistic, clearly stated, measurable, and time-dependent.

So what does an achievable goal look like? One of my resolutions in 2005 is to write two new books. Experience tells me that I can write a first draft in less than a month, so I know this is realistic. The measurement? Each draft must be at least 50,000 words. Time dependent? Book A must be done by June 1st, Book B by December 1st.

My clear goal statement might look like this: "I will complete a 50K-word draft of Book A by June 1st, and a 50K-word draft of Book B by December 1st."

Someone else might say, "I will lose 10

pounds by April 1st and be able to fit into my old jeans again."

So I've got my goal, but how will I get there? Success depends on mapping out the steps necessary to achieve the goal. To write a book, I need to do research and draw up an outline; then I will need to blocks of time to do the writing. My "goal road map" will consist of a schedule that incorporates timelines for each step: to have Book A done by June 1st, I may choose a deadline of February 1st for the outline to be done, with two-hour blocks of writing time slotted in my calendar each Tuesday and Thursday evening.

I will also want to ensure a supportive environment to help me meet my goal. This means clearing my space of anything that might distract me while I'm writing – television, radio, animals with toys, etc. – and making sure I have the necessary tools (*e.g.*, computer and word processing software) at my disposal. For someone pursuing fitness and weight loss, this might mean investing in an exercise ball and clearing the cupboards of cookies and soda.

Additionally, I will talk about my goals with my family and friends, letting them know what I am doing and how I will get there. This allows the important people in my life to form a supporting network to further bolster my efforts.

I will still have to do the work, of course, but with an achievable goal, my "goal roadmap" in hand, and a supportive environment and supportive people around me, I am already that much closer to success.

FARMER'S ALMANAC

FORECAST FOR THE PACIFIC NORTHWEST

January 2005

Temperature: 45° (3° above average).
Precipitation: 7" (1" above average).

January 1-8: Cold, rain, and snow.
January 9-15: Partly sunny in the north.
January 16-20: Rain, mild.
January 21-31: Heavy rain, mild.

February 2005

Temperature: 41° (3° below average).
Precipitation: 4" (1" below average).

February 1-8: Mild, rainy.
February 9-15: Cool, occasional rain.
February 16-23: Partly sunny, cold.
February 24-28: Heavy snow, then rain.

January 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 New Year's Day End of Kwanzaa
2	3	4	5	6 Twelfth Night/Epiphany	7	8 Take down T'brook decorations, 12noon
9	10 New Moon	11	12	13	14	15
16 Meet the Candidates, 3pm	17 Martin Luther King, Jr., Day Landscape Comm Mtg, 7pm	18	19	20 Inauguration Day	21 Scrapbooking, 6-10pm	22
23	24 Board Meeting, 7pm	25 Full Moon	26	27 Reading Group, 1-3pm	28	29
30 Take down exterior home decorations	31					



BE PART OF THE "TAKEDOWN TEAM!"

JOIN YOUR NEIGHBORS AT THE CLUB HOUSE SATURDAY, JANUARY 8th, AT 12NOON TO HELP TAKE DOWN THE WINTER WONDERLAND HOLIDAY DECORATIONS.

QUESTIONS? CONTACT CLARINDA AT 503-629-7094.

YOUR ASSISTANCE IS WELCOMED!

February 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Imbolc Groundhog Day	3	4	5
6	7	8 Mardi Gras New Moon	9 Ash Wednesday	10 Islamic New Year	11	12
13	14 Valentine's Day	15 Election ballots due Annual HOA meeting, 7:30pm	16	17	18 Scrapbooking, 6-10pm	19
20	21 Presidents' Day	22	23 Full Moon Activities Comm Mtg, 7pm	24 Reading Group, 1-3pm	25	26
27	28 Board Meeting, 7pm					

SCRAPBOOKING!

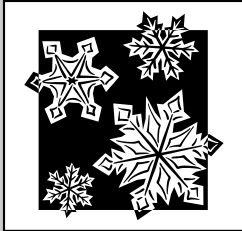
ON THE THIRD FRIDAY OF EVERY MONTH, JOIN COLLEEN IN THE CLUB HOUSE FROM 6-10PM FOR SCRAPBOOKING FUN!

FOR MORE INFORMATION: 503-680-5160

SHARE YOUR STORY

WHAT WAS YOUR BEST, WORST, OR MOST MEMORABLE VALENTINE'S DAY?

E-MAIL JEN AT REV.JEN@VERIZON.NET OR CALL 503-690-7293 TO SHARE YOUR STORY FOR POSSIBLE INCLUSION IN OUR NEXT ISSUE.



WINTER WONDERLAND CONTEST WINNERS!

To complete the neighborhood-wide “winter wonderland” theme, the Activities Committee challenged residents to a decorating contest, and many rose to the occasion.

On December 20th, the judges bundled up to tour the neighborhood and admire the displays. Some residents were quite creative and imaginative, and it was difficult to narrow down the list to just six winners.

The winners are:

1. Cathy Enrique: 1687 Midlake Ln.
2. Vicky and Steve Frazier: 17588

3. Shorewood Dr.
4. Jeannine Gray: 1624 Rolling Hill Dr.
5. Nancy and Jimmy Sheppard: 17755 Lakeway Ct.
6. Cynthia and Hubert Warmenhoven: 1795 Rolling Hill Dr.
7. Peter Wiley: 17648 Shorewood Dr.

Each winner received a \$50 gift certificate to a neighborhood restaurant.

Everyone who participated in the contest did a great job! Clarinda received telephone calls and e-mails all through December applauding the festive displays of lights.

JANUARY GARDEN TIP

ALLEN HULL

Start Keeping Records

When wall calendars are reduced to half-price, buy one just for your garden: write down the first and last projected frosts, planting times, when your favorite plants bloom, and measurements you want to remember. That way, you won't have to figure out over and over again the best time to get your favorite plants into the ground.

Make Plans

While the nights are long and cold, start thinking about your garden and what changes you might want to make. For ideas, pick up a few gardening books and magazines, and note what appeals to you. By the time the weather becomes suitable for working outside, you'll know exactly what to tackle in your garden. Seed and nursery catalogs are like dream books, and I don't ever get tired of thumbing

through them. Besides, catalog shopping for seeds, plants, or pretty garden accents sure beats watching reruns on TV.

Soapy Indoor Plant Spray

For indoor plants that are exposed to pollutants from heaters and stoves, a cleaning spray can boost health and deter diseases. This gentle spray cleans dust and dirt from plants and poses no risk to plants or animals. You can use it in your outdoor garden, too.

What You Will Need

- 1 tablespoon liquid, nondetergent soap
- 1 tablespoon liquid seaweed (optional)
- 1 quart lukewarm water
- pump spray bottle

Mix soap, seaweed, and water in spray bottle. Yields about 1 quart of plant spray.



PET OF THE MONTH

This month's pets are a pair of cats who live with Lake Boggan on Bridgeway.

Liz and Frank are named after Lake's grandparents. Just like her namesake, Liz is the larger of the two. A Tabby with lush fur in chocolate and coppery tones, Liz is a rescued cat and is eight years old. She has five toes so that her front paws look like little mittens. Lake describes Liz as “cuddly yet cranky.”

Frank is a short-hair tuxedo cat. Lake took him in when his mother – much too young to have a litter – could not feed him. Lake nursed him with an eye dropper and later a teaspoon, and he thrived. At age 4, he is a “scaredy cat,” but is also aloof and does not like to be held. “He gets into so much trouble



when he goes outside,” Lake says, “because he doesn't realize he is a little cat in a big cat world.”

WANT TO NOMINATE YOUR PET OR A NEIGHBOR'S PET AS “PET OF THE MONTH”?

CONTACT JEN AT 503-690-7293

OR E-MAIL A PHOTO AND DESCRIPTION TO REV.JEN@VERIZON.NET

REMINDER TO TANASBROOK PET OWNERS:

FOR THE SAFETY OF OUR ANIMAL COMPANIONS, ALL PETS MUST BE TAGGED WITH NAME, ADDRESS, AND PHONE NUMBER OF THE OWNER, AND MUST BE REGISTERED WITH THE OFFICE. DOGS IN ANY PUBLIC AREAS OF TANASBROOK MUST BE LEASHED AND HAVE THEIR DROPPINGS REMOVED. CATS THAT RUN AT LARGE SHOULD BE NEUTERED OR SPAYED.

IMPORTANT TELEPHONE NUMBERS

CALL 911 IF YOU FEEL YOU ARE IN DANGER OR REQUIRE EMERGENCY ASSISTANCE.

Washington County Sheriff:
503-629-0111

First Response:
503-229-0044

Poison Center:
1-800-222-1212

Office of Mel Ussing, CPA:
503-230-7718
Questions about HOA dues should be directed to Bill Bergert.

NO PARKING

KERRY LAUER

Although the holidays have passed, friends and family may still come to visit. Unlike most condominium communities, Tanasbrook offers many parking areas for guests. Please ask your guests to park in a designated parking area.

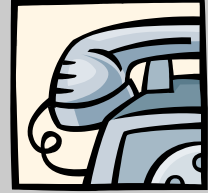
As listed in the Resident Handbook (page 19) parking is not allowed:

- In front of or in a carport, garage, or driveway of another resident.
- In any area with "No Parking" painted on the curb or street.
- In front of any entrance or walkway to a unit.
- In front of any pathway through the common area (grounds).
- Next to any white curb.
- In any roadway pedestrian path.
- In more than one parking space.
- Within 15 feet of any corner with restricted visibility.

Any unused, inoperable, or derelict vehicles may not be stored at Tanasbrook. Other accommodations will need to be made for their storage.

If a parked vehicle reduces the width of the roadway to less than the 20 feet required by the fire code, your vehicle will need to be moved – or you may be fined \$1500 by the fire department! Parking in a manner that restricts access – such as in a fire lane – hinders the fire department's ability to get to a burning unit if need be and impacts everyone's safety.

The Tanasbrook office will be enforcing the By-Laws and rules in regards to parking matters to protect everyone's investment and for their safety.



TANASBROOK ONLINE!
VISIT THE TANASBROOK
WEBSITE FOR MORE
COMMUNITY INFORMATION

WWW.TANASBROOK.ORG

USERNAME: tanasbrookhoa
PASSWORD: th0a

RON'S CORNER

Christmas Tree Drop-Off Sites

Two holiday tree drop-off sites are located within Tanasbrook for your convenience:

1. At the bottom of Shorewood Drive (north end).
2. At the top of Lakeway Lane (south end).

Signs are posted at each location.

Our crew would appreciate your stacking the tree as neatly as possible – thanks!

Holiday Decorations

All holiday decorations on the exterior of units should be taken down before January 30, 2005.



MAINTENANCE REQUEST

FORMS ARE AVAILABLE

OUTSIDE THE CLUB HOUSE

DOOR, OR VISIT

WWW.TANASBROOK.ORG TO

FILL OUT A MAINTENANCE

REQUEST FORM ONLINE.

NEW HOMEOWNERS:

PLEASE CHECK IN AND

REGISTER AT THE OFFICE.

QUESTIONS ABOUT MAINTENANCE PROBLEMS? OTHER REPAIR NEEDS? CALL 503-645-1177

**TANASBROOK
HOME OWNERS
ASSOCIATION**

WWW.TANASBROOK.ORG

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TANASBROOK HOA

1905 NW 179TH AVENUE
BEAVERTON, OREGON 97006

2005 HOA BOARD ELECTIONS

The deadline for nominating yourself or another homeowner for the 2005 Tanasbrook HOA board is Monday, December 27th, with candidate profiles due to the Tanasbrook office by 4pm, Wednesday, December 29th. These profiles will be distributed to residents shortly thereafter.

But don't rely just on candidate profiles! Join your neighbors at a "Meet the Candidates" forum on Sunday, January 16th, at 3pm. Those running for office will have the opportunity to present themselves to the community and will take questions about themselves and their candidacy.

Ballots for the homeowners board election will be sent out the week of January 17th, with completed ballots due back to the Tanasbrook office by Tuesday, February 15th.

The annual Tanasbrook HOA meeting will be held that evening, beginning at 7:30pm, where election results will be announced. 51% voter participation is required for the election to be valid.

Get to know your candidates and make your voice heard! The members of the HOA board represent your interests as a homeowner and have decision-making authority on all aspects of Tanasbrook property and policies.

HAPPY NEW YEAR!

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