

Arbor Ridge

Homeowners Association Newsletter

www.ArborRidgeOnline.com

June 2016, Issue 2

Welcome to our newsletter in getting ready for.....



Architectural Review Board Function

Our Homeowners Association Board's function assures that a review process is in place. The objective is to promote a consistent, high quality neighborhood appearance. The process is an organized function that is based upon the Homeowners Association's Covenants and Restrictions and By-Laws. This information can be viewed on our ArborRidgeOnline.com website. Please note: **Before you make any major changes to your landscaping, (both for the Master Collection (including back yards) and The Cottage Collection (including back yards), you need to submit an Architectural Review for approval.** For your convenience, the Architectural Review form, can be found on our website under the Forms & Documents section, under Documents. Please let us know if we can assist you.

(TMG Contact information is furnished at the end of this newsletter)

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Home Maintenance



Summer time is a good time to get outside after a long winter season. It is also the time to start to address winter wear and tear, and spruce up the exterior of your home. A drive-through of the Community was recently performed and many homes are in need of routine maintenance. As mentioned in the March Newsletter, Owners will be receiving notices within the next few weeks asking to remove the moss from the roofs, paint your trims, power wash your siding, clean the gutters, etc. We understand that no one likes to receive letters telling them that they need to pressure wash the siding or get on a ladder and treat moss on top of the roof, however, in order to preserve our home values and keep the community aesthetically pleasing, we need to adhere to the Governing Documents and maintain our homes in a clean, attractive condition and keep in good repair.

The following are a few tips that all Homeowners can do to keep up on the maintenance and appearance of your home on a regular basis:

- Check all **exterior caulking** around windows and trim/siding intersections. If you see caulking separations, cut away the old caulk in that area and reapply new exterior caulk.
- Many of the homes have not been painted since original construction – exterior trim of the home needs to be **re-painted** this year.
- Check **gutters** for debris and leaks. Remove all debris and repair any joints that are leaking with a gutter sealant from your local building supply store. Loose gutters should also be reattached so water does not run behind the gutter and cause problems with soffits or damage to fascia boards. Many gutters are also stained and need to be cleaned using bleach and water.
- Check **roofs** for moss growth and damaged or lifted shingles. Check around any penetrations for cracks or deteriorated caulking. This can be done easily with binoculars from the ground if ladders are not your thing.
- The **slope at the foundation** of your home changes over time due to settlement and added landscaping. Make sure you check on these possible changes.
- The ground slopes away from your home about one inch per foot and the ground is at least 6" below the siding of your home.
- **Soft wash** and keep the exterior siding, fencing, front steps and walkways clean and clear of debris, moss, phone books, newspapers etc.

Landscape Maintenance



Many of our Community members have struggled to keep their lawns and parking strips looking green and healthy throughout the summer. This is a good time of year to let you know what one neighbor has done to keep his yard in good shape year round at a reasonable cost:

At the beginning of spring and going into summer time:

Purchase two bags Scotts Lawn Soil (1.5 cu. ft. bag), approximate cost \$5.77 per bag.

Purchase one bag J&B Lawn Seed Sun & Shade Mix (8 lb. bag), approximate cost \$17.97

Place a handful of lawn soil in the holes in the lawn, and put seed on top of the lawn soil and cover with more lawn soil. Water daily for 7 days; in 7 to 10 days you will see the seed sprouting up.

In early June:

Purchase one bag Scotts Summer Guard Fertilizer (5000sq. ft. bag), approximate cost \$14.00

Put it on the grass every 4 to 6 weeks. The clay soil needs these nutrients to feed and loosen the soil.

Once a year, in June or July the lawn should be aerated and thatched. Whenever temperatures are above 95 degrees water deeply or the soil will turn to hard clay. Deep watering (1 hour) at least once a week will help your grass roots grow deeper into the soil. You should also sprinkle seed into the lawn during the summer months to help fill in spots. It really doesn't take much work to keep the lawn green and full. Just look at the Common Area, they have the same soil and get the same amount of sun as all of us. The landscapers just mow, fertilize, and water.

At the beginning of fall:

Purchase one bag of Scotts Winterizer (5000 cu ft. bag), approximate cost \$14.00

Put it down at least twice before winter arrives.

Both fertilizers will usually last for two seasons.

Tree Pruning and Yard Maintenance



This is the time of year where landscaping and yard maintenance become more noticeable. Remember that each Owner is responsible for pruning their home's shrubs and trees.

Please note that Owners will receive violation letters for the following:

- Any lawn or parking strip where the grass and/or weeds are substantially taller than the neighboring yards;
- Any yard or parking strip in need of water or fertilizer;
- Any yard where there flower beds need to be weeded;
- Any yard where the bushes and trees need to be trimmed;
- Any yard that has trash or debris on the porch;
- Any violation of sign placement (advertisement, for rent, for sale, etc.) Refer to your Rules and Regulations;
- Any home where the home address numbers are not visible to the street (please prune the shrub or tree or move the numbers to a visible location).

Please contact The Management Group, Inc. if you have any questions about yard maintenance. Don't forget to submit an ARC application if you plan on making any exterior modifications to your home or yard (both front yards and back yards).



Washington County requirements for Street Trees:

The fall and early winter is a good time to prune your trees. As Owners, you are responsible for the trees in your yard and parking strips adjacent to your property. Washington County requires that street trees be trimmed to a 13' minimum above the roadway to insure unimpeded parking and maintenance of the city streets. This will also help to avoid unwanted materials from being washed down storm drains. In order to prevent pedestrian traffic from being hindered when using public sidewalks, trees must be trimmed 8' above sidewalks, and shrubs may not extend past the sidewalk edge. You must trim any vegetation, on or abutting your property, which has grown to the point where it restricts sight distance to insure public safety.

Washington County also requires that Homeowners repair the sidewalks in front of their homes if they are buckled and pose a safety issue for pedestrians, bicyclists, wheel chairs, or any type of sidewalk traffic. The Homeowners Association is not responsible for maintenance of the sidewalks in front of your homes, individual Owners are.

As a reminder, Washington County required the planting of the trees in the parking strips (areas between the sidewalk and streets). These trees are the responsibility of the Homeowner, not the Association and shall be regularly maintained.

Property Owners and Sidewalk Responsibilities



Property Owners must maintain in good repair all sidewalks adjacent to their property. Failure to maintain sidewalks may result in inquiries which the Owner may be liable. Any sidewalks that are not repaired by the Owner after various warnings shall be repaired by the Association and billed back to the Owner. Raised sidewalks affect neighborhood walk-ability.

Natural Habitat Update



In keeping our Natural Habitat beautiful, the Arbor Ridge HOA is monitoring and managing an on-going review and maintenance program. Several resources are assisting in keeping and managing the compliancy of our Natural Habitat. This is inclusive of water level control, debris removal, and vegetation enhancements. Please let us know if you have any questions in support of keeping the Natural Habitat beautiful.

Also, please note: *Do not go into the wetland water areas – for your safety as the water could be contaminated.*

[www.ArborRidgeOnline](http://www.ArborRidgeOnline.com) & TMG Websites (Please visit both)

- [HOME](#)
- [ABOUT](#)
- [LOCAL NEWS](#)
- [CONTACTS](#)
- [CALENDAR](#)
- [FORMS & DOCUMENTS](#)
- [COMMUNITY](#)
- [BOARD AND COMMITTEE](#)
- [HELP](#)



Arbor Ridge Online

Arbor Ridge Home Owners Association

Arbor Ridge Annual Community Garage Sale (Please Join Us, Thank You!)



The Arbor Ridge Annual Community Garage Sale is coming up. Large signage will be placed at main entrances and the event will be advertised on Craig's List.

Date: Saturday, June 11th, 2016
Time: 9:00 a.m. – 2:00 p.m.

**Please note: If you would like you, may have your home garage sale continue past 2:00 p.m. and on Sunday, June 12th.

Here are some tips to have a successful garage sale:

- 1. Collect the clutter around your home.**
- 2. Have a plan** — a successful garage sale does not happen without organization. At least a week before the sale go through your home from top to bottom and clear out clutter. At least 2-3 days before the sale, take an afternoon to price everything and organize it. And then the day before getting the cash on hand to manage your cash drawer (for example: a roll of pennies, roll of nickels, roll of dimes, roll of quarters, 20 dollars in ones and 20 dollars in fives).
Do not wait until the last minute to pull off a garage sale :)
- 3. Clearly mark your prices.**
- 4. Price things to sell.**
- 5. Mark things down as the time goes and closing time approaches.**

Looking forward to seeing everyone and thank you for your support (....the more homes that participate creates a successful day for everyone)

Arbor Ridge & CCN July 4th Social Event (Volunteers Needed- Thank You!)



WE NEED YOU!!!

Please sign up to volunteer at the link below

It is that time of the year again! Our Community's Fourth of July event is underway and coming up quick. We are in **desperate** need of volunteers for this event on Monday, July 4th. The event cannot be run without your help. If we do not get volunteers for these shifts listed below, certain events will be shut down until we are able to get a volunteer to supervise.

If you have 30 to 45 minutes on Monday, July 4th to spare for this event please sign up online for open volunteer needs at:

<https://www.volunteerspot.com/login/entry/89174052093>

In thanking you for your time....Each volunteer will receive a free skip to the front of the line at all the events for each of the kids in their immediate family. No kids? Then the skip to the front of line pass will be given to you to use or give to someone whom you choose.

Thank you for all your help and if you know someone who is interested in helping out please pass on these communications.

A great big thank you to all of you for lending your support! We are looking forward to seeing you soon!

Neighborhood Watch



Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer.

Benefits of having a Neighborhood Watch:

- Improved livability
- A team concept of neighbors working together
- Knowing your neighbors and looking out for one another
- Improved home security
- A partnership with the Sheriff's office

To sign up for a monthly e-newsletter, Sheriff's Office News, click on the link below:

[Sign up for Sheriff's Office News today!](#)

Website: <http://www.co.washington.or.us/sheriff/>

**Also to join our Arbor Ridge Neighborhood Watch Program, please email Lisa Walker at:

Lisa.Walker16732@gmail.com

Viva Village "Serving Beaverton & Beyond"

Viva Village is a volunteer-driven grass-roots organization working to enable Beaverton-area residents to age in their own homes with the support of a network of volunteers and service providers. When Viva Village launches in October 2016, members will benefit from our community-based network for connections and support and from our volunteer and vetted vendor help with such things as transportation and assistance with household, technology, and health care needs.

You can learn more about Viva Village, benefits to you, plans for the future and volunteer opportunities by checking out the website: vivavillage.org.



Arbor Ridge Volunteer Opportunity Form



Community involvement is essential to the success of any neighborhood. We encourage Homeowners to share their ideas by serving on the Board of Directors or be being part of a Committee.

Please do not be reluctant to complete this form simply because you are short on time now, or have never been a member of a Board. Not only is the Association's TMG Community Manager available to answer your questions and be a resource during meetings, but you may not necessarily be called upon immediately. Much of the time, these forms are utilized for planning Committees and projects into the future.

If you have a specific Committee you would like to form and Chair immediately, please indicate on this form and you will be contacted shortly.

Thank you for taking the time to participate.

Name: _____

Address: _____

Phone: _____

Email Address: _____

Yes, I can help and here is what I can do: (Please check as many boxes as you can or attach a brief description).

- Be willing to volunteer occasionally for special projects.
- Attend the Annual Meeting and at least one Board Meeting per year. (Everyone is asked to make this commitment).
- Telephone or email neighbors to inform them of important Association needs or events.
- Serve on a running Committee or one-time project Committee (i.e. Landscaping, Or Social Committee).
- Write articles or help compose and publish our newsletter.
- Is there any other way you would like to help? Please let us know (distribute mailers, collect votes, etc.).

Please send, care of:

The Management Group (TMG)
15350 SW Sequoia Parkway, Suite 200
Portland, Oregon 97224

Phone / Fax
(503) 858-1094 (direct) / (503) 598-0554 (fax)
Email: Lynda.Dulong@tmgnorthwest.com

What's Happening/Important Dates

Arbor Ridge HOA Meeting Dates

- Tuesday, June, 28th: Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3rd Floor)
- Tuesday, September 27th, Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3rd Floor)
- Tuesday, October, 25th: Annual Meeting @ 6:00 p.m. at Bethany Elementary School

Arbor Ridge Social Event Dates

- Annual Community Garage Sale: Saturday, June 11th at 9:00 a.m. – 2:00 p.m.
- July 4th Event: John Marty Park, Monday, July, 4th 2015 at 8:45 a.m. – 12:00 noon
- National Night Out: Tuesday, August 2nd(location and time to be determined)
- Holiday Lighting Contest: December 19th-23rd.



Visit us at: www.ArborRidgeOnline.com



Cut out and put on Fridge

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