

Arbor Ridge

Homeowners Association Newsletter

www.ArborRidgeOnline.com

March 2015, Issue 1

Welcome to our issue of....

"Spring is Around the Corner"



Home Maintenance

Please note that the **Annual Home Maintenance Inspection will take place in March**. During the inspection, Management will compile a list of all homes that need exterior cleaning, painting, gutter cleaning, moss removal, pressure washing, etc. Homes that require attention will be sent a notice with the recommended repairs. 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 but, 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 and attractive condition and in good repair. To prevent additional notices and fines from being assessed to your account, please take the time to read, respond and address the necessary maintenance.

Vinyl Siding Maintenance

How do I remove mold and mildew?

Small spots of mold and mildew can be handled with cleaners such as Fantastik® or Windex®. For larger sections, a solution of vinegar (30%) and water (70%) has proven successful. Alternatively, you could try the following solution: 1/3 cup (2 2/3 ounces) powdered laundry detergent (e.g., Tide®, Fab®, or equivalent), 2/3 cup (5 1/3 ounces) powdered household cleaner (e.g., Spic & Span®, Soilax®, or equivalent), 1 quart (32 fluid ounces) liquid laundry bleach, and 1 gallon (128 fluid ounces) of water. Another excellent product on the market is **30 Second Cleaner®**. You can find this product at any home improvement store.

AS A REMINDER - Please use caution and wear protective gear when handling hazardous chemicals

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Refuse Containers



Have you ever received a letter for leaving your garbage can or recycling bin out in the street – and it wasn't your receptacle? We would like to suggest that you use a black marker or colored tape and place your house number on your own garbage cans and recycling bins. This will be most helpful in making sure that you do not receive any reminders that aren't truly yours.

Don't forget to remove your receptacles from the street or sidewalk as soon as possible after pick-up!

Spring Projects/Architectural Requests

Spring is the time for projects, painting, and landscaping yard modifications. Do not forget to fill out an Architectural Request 30 days in advance of when you want to start a MAJOR project. The Board is usually very prompt in responding but needs that time to accommodate everyone's demands. Please plan ahead for a hassle free project.

Irrigation Lines – Important FYI

If you are going to install your own irrigation system, do not attach to the community irrigations lines. Call The Management Group (TMG) with any questions or before you begin your project for advice and direction on this importance compliance.

Dryer Vents

Is your dryer running too hot? For safety and more efficient dryer use, it is recommended that the dryer vent system and surrounding areas be cleaned on a regular basis. Improper installation or maintenance of the home dryer can pose a serious fire risk. A leading factor contributing to dryer fires is failure to clean lint from traps, dryer hoses and areas surrounding the dryer. You may need to hire a professional to clean the remote areas of the dryer vent system.

Grilling Safety

There's nothing like outdoor grilling. It's one of the most popular ways to cook food. But, a grill placed too close to anything that can burn is a fire hazard. They can be very hot, causing burn injuries. Follow these simple tips and you will be on the way to safe grilling: Propane and charcoal BBQs should only be used outdoors; The grill should be placed away from the house, deck railings and out from under eaves and overhanging branches; Keep children and pets at least three feet away from the grill area; Keep your BBQ clean by removing grease and fat buildup from the grills and trays below the grill; Never leave your grill unattended and always make sure your gas grill lid is open before lighting it. With charcoal grills, there are several ways to get the charcoal ready to use. If using a starter fluid, use only charcoal starter fluid and never add charcoal fluid or any other flammable liquids to the fire. When you are finished grilling, let the coals completely cool before disposing in a metal container.

Escape Planning

Plan Ahead! If a fire breaks out in your home, you may have only a few minutes to get out safely once the smoke alarm sounds. Everyone needs to know what to do and where to go if there is a fire. Make a home escape plan. Draw a map of your home showing all doors and windows. Discuss the plan with everyone in your home. KNOW at least two ways out of every room, if possible. Make sure all doors and windows leading outside open easily. HAVE an outside meeting place (like a tree, light pole or mailbox) located a safe distance from the home where everyone should meet. Call the Fire Department from outside your home.

Holiday Decorations

If you have not yet removed your Christmas lights or decorations, then please do so as soon as possible.

New Master Landscaping Committee – Volunteers Needed

A new Master Landscaping Committee is forming. We are looking for Committee Members. If you would like to participate in this important contribution to the Board, please contact Lynda DuLong at lynda.dulong@tmgnorthwest.com or Ken Walker at kenwalkerarhoa@gmail.com.



Easter Egg Hunt – Looking for Volunteers

The Social Committee will be hosting our Annual Easter Egg Hunt. Communications will be posted on the website when details have been finalized. If you would like to participate, please contact Lynda DuLong at lynda.dulong@tmgnorthwest.com or Lisa Walker at lisa.walker16732@gmail.com.



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/>

Natural Habitat Update



To keep our Natural Habitat beautiful, the Arbor Ridge HOA is monitoring and managing an ongoing 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.

Please keep your pets on leashes and pick up after them – Thank you!



What's Happening/Important Dates

Arbor Ridge HOA Meeting Dates

- **Tuesday, April 21:** Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3rd Floor)
- **Tuesday, July 21:** Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3rd Floor)
- **Tuesday, October 20:** Annual Meeting @ 5:30 p.m. at Bethany Elementary School

Arbor Ridge Social Event Dates

- **Easter Egg Hunt:** George W. Otten Park, Saturday, April 4 @ 10:00 a.m. – 12:00 p.m.
- **Annual Community Garage Sale:** Saturday, June 13 @ 9:00 a.m. – 12:00 p.m.
- **July 4th event:** John Marty Park, Friday, July 4 @ 8:00 a.m. – 12:00 p.m.
- **National Night Out:** TBD (place & time)
- **Holiday Lighting Contest:** December 14-18



Visit us at:

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Cut out and put on Fridge



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HOA Communication

In an effort to save the community money on mailing costs, we would like to send newsletters, meeting information and other Association communication via an eblast from the TMG website. Please complete the Owner Information Form included with this newsletter to update your contact information. Keeping your information updated is also important in case of emergencies. Owners may also pay assessments on the website. Thank you! The Board appreciates your support!

Owner Information Form

Please fill out the following to help us with our records.

Information provided is for internal Association use only.

Name(s): _____

Association Name: _____

Property Address: _____

Mailing Address (if different): _____

Home Phone: _____

Work Phone (s): _____

Cell Phone(s): _____

Email Address: _____

Email Address: _____

Additional Contact Information: _____

Please send, care of TMG HOA Department, by:

Email: hoacontact@tmgnorthwest.com

Fax: (503) 598-0554 or (360) 891-8829

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