

# ARBOR RIDGE HOMEOWNERS ASSOCIATION NEWSLETTER

June 2017 Volume 2, Issue 2

## SUMMER HOME MAINTENANCE

Welcome to our Arbor Ridge HOA Newsletter. In this issue we will be highlighting home maintenance for the Summer months and giving suggestions for keeping your home beautiful and with special focus on keeping your home in harmony of external design and uniform look, rules and regulations of the Association and of Washington County, Oregon. Our Declaration of Covenants and Restrictions (CC&Rs) required of lot landscaping in an attractive, neat and orderly, trimmed and cut conditions at all times, free of brush weeds and debris and in compliance with the Street Landscaping Plan initiatives. Each homeowner is responsible for their property, inclusive of sidewalks and street trees.



*Be inspired ....It's summer time...*

## “It’s Summer Time”

### Suggestions and Ideas to share:

#### ***Please note:***

The Board has contracted with The Management Group (TMG) to perform regular inspections of our homes to ensure our lots are kept in accordance to the rules outlined in our Association documents. When on site TMG is looking for items as indicated below. We ask all Homeowners take this time to view their home as a prospective new buyer and take a few extra minutes to keep our lots clean and in attractive condition. Working together to maintain the appearance of our individual homes will ensure Arbor Ridge continues to be an attractive and desirable place to call home. We want to thank you for doing your part to help maintain the appearance of our community!

1. Lawn care maintenance, such as mowing, weeding and edging on a weekly basis.
2. Overgrown shrubs and trees (Home Owners of the Main Collection are responsible to upkeep street trees per City ordinance). (\*\*Trees and shrubs are to be 7 feet ½ inches above the walkway per the City Tree Ordinance).
3. Proactively manage shrubs, plants and flower for a nice street view.
4. Owners will be sent violation letters for un-kept rear yards, trash and debris.
5. Please have hoses in a nice coiled manner when not in use.
6. Please do not have trash cans at curb, in street or in front of the house when not the designated trash days. (Trash cans may be stored on the side of homes, but out of view from the street).
7. Please request an ARC approval for any major Architectural modifications.
8. Please maintain your home maintenance, with special focus this Summer on moss on driveway/entry and roofs, pressure wash trim painting, siding and gutters.
9. Please do not have sports equipment left out in view when not in use. (bicycles, basketball hoop, scooters, etc.)
10. **Important:** If you plan to be out of town or there are circumstances that arise during compliance inspections, it is imperative you notify TMG. They can note your file accordingly and allow extra time for you to address any issues which would prevent notices and fines from being assessed to your account. It is also very important to remember that if you receive a violation letter in error or would like to explain the reason for receiving a violation letter (i.e. family

emergency, unexpected travel plans etc.) that you notify TMG in writing after receipt of the first letter so the account is noted. Too often letters go unnoticed and not until fines are imposed are responses received, and at that point, it may be too late to rectify.

Summer is the time to get outside after a long winter season. It is also the time to address the winter wear and tear and spruce up the exterior of your home. Recently a drive through of the community was performed and many homes are in need of routine maintenance. Please review the additional list below and compare to the exterior of your home and landscape – we are asking you to please address these items. Owners will start receiving maintenance letters in the next few weeks requesting work to be performed to keep up the aesthetics of the community. In addition, preventative maintenance on your homes helps with the life of their components. This winter there were many homes that lost shingles and if not replaced, they can lead to potential roof leaks and additional costs to repair.

**The home on each Lot shall be maintained in a clean and attractive condition and in good repair. Here are a few tips:**

1. Check all **exterior caulking** around windows and trim/siding intersections. If you see caulking separations, cut away the old caulk in the area and reapply new exterior caulk.
2. Many of the homes have not been painted since original construction- exterior trim of the home needs to be **re-painted** this year.
3. Check **gutters** for debris and leaks. Remove all debris and repair any joints that are leaking with a gutter sealant from your local supply store. Loose gutters should also be reattached so water does not run behind the gutter and cause problems with soffits or damage fascia boards. Many gutters are also stained and need to be cleaned using bleach and water.
4. Check **roofs** for moss growth and damaged or lifted shingles. Check around any penetrations for cracks or deteriorated caulking.
5. Soft **power wash** and keep the exterior siding, fencing, front steps and walkways clean and clear of debris, moss, phone books, newspaper, leaves, etc.
6. **Planter beds** between homes have had bark dust washed away and have now become full of weeds and moss.
7. **Parking** – Campers, boats, trailers and recreational vehicles, etc., may not be stored or kept on any lot unless fully enclosed within the garage. \*\*please note for loading purposes only, they may temporarily be parked (no longer than a 24 hour period \*\*please notify TMG if this is a temporary need, and your file will be noted.
8. As the official start of summer is beginning, we would like to remind everyone that any alterations or changes to the appearance of your exterior home/landscaping/etc. shall receive written consent from the Board of Directors. The Bylaws and Resolutions outlining additions, alterations and improvements can be found in the Resource Center on our Arbor Ridge Website: <http://www.arborridgeonline.com/>

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*“...Summer always ends with good memories...”*

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### **ARBOR RIDGE HOA COMMUNITY NETWORKS:**

- **Neighborhood Watch** (to join send an email to: [Lisa.Walker16732@gmail.com](mailto:Lisa.Walker16732@gmail.com))
- **Arbor Ridge website:** <http://www.arborridgeonline.com/>
- **Heart of Bethany:** Please join this neat community network at: <https://heartofbethany.nextdoor.com>
- **Volunteers are needed for:** The Social Event Committee, Master Landscaping Committee and Newsletter Committee. If you have an interest in becoming a volunteer Board Member, we would love to have you come to our next meeting on: **Tuesday, August 1st, 2017 at 6:30 pm @ The Bethany Avamere.**

**Please contact The Management Group (TMG), for more information. \*\*Please see the below contact information.**



The Management Group

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