

October 21, 2014

Arbor Ridge HOA President's Report

Thank you for attending our Home Owners Annual Meeting tonight; your support is greatly appreciated. It is appropriate to provide this annual report, meeting discussion and to inform homeowners of what we have been doing over the last year. It is a good time to tell you what the planned projects are, and those we hope to undertake during the next 12 months, assuming the existing Board members are retained following the Annual meeting today, on October 21st.

Firstly let us remind you of the members of the Board, term periods, open positions, and the respective committees.

■ Lisa Walker (President)	Term: Oct 2011-2014
■ Open Position (Vice President)	Term: Oct 2013-2016
■ Todd Behunin (Secretary)	Term: Oct 2011-2014
■ Yong-Feng Yang (Treasurer)	Term: Oct 2013-2016
■ Open Position (Director)	Term: Oct 2012-2015
■ Ken Walker (Director)	Term: Oct 2012-2015
■ Zenon Dunaj (Director)	Term: Oct 2013-2015

The Board is complemented by seven sub-committees which are:

Landscape Committee	Chairman: Tom Wilkinson Mary Davidson Carolyn Benedict
Social Committee	Chairman: Lisa Walker
Neighborhood Watch Program	Chairman: Lisa Walker Ken Walker

Habitat Committee

Chairman: Zenon Dunaj
Cathy Parson

Newsletter Committee

Chairman: Lisa Walker

Architecture Review Committee ARC

Mike Farris and a Board Function

Arbor Ridge Website

Webmaster: Mike Farris

www.ArborRidgeOnline.com

During the last 12 months, special focus was placed on the following:

*****Please note the itemized topics below will be discussed further at today's meeting to accompany this written report.***

- **2014 Operating Budget**

****** We are trending on track with all budget categories with the Main and Cottage Collections. The Management Group received the Reserve Study Report for both the Main and Cottage Collections by Reserve Funding.

- **Reserve Study Report for both the Main and Cottage Collections for reserving funding (2014 and going into 2015), being managed by the Board.**

****** *The review by the Board, being supported by the expertise and management of The Management group (TMG), and additional allocated professional services.*

- **Landscape Committee and the Davey Tree Project for the Cottage Collection.**

****** *For 2015 a newly formed resolution is being discussed in regards to forming a Landscape Committee for the Main Collection. The newly formed committee will be cross functionally aligned with the existing Landscaping Committee for the Cottage Collection that is in place. In managing best practices, discussion of maintenance, and partnering in overseeing the maintenance and monitoring of the common areas.*

- **Social Committee**

2014 Events

- Easter Egg Hunt (April)
- Annual Garage Sale (June)
- CWN/Arbor Ridge July 4th Event (Hot Dog Stand done by Arbor Ridge)
- National Night Out (August) in support of the Neighborhood Watch Program
- Holiday Lighting Contest (December) (the week of Dec. 15th)

- **Neighborhood Watch Program: In the Arbor Ridge Community is going strong with approximately 45 street captains and over 300 homes in participation.**

** Neighborhood watch – Why have Neighborhood Watch in our community? The answer is simple really; we all have a stake in each other's safety. Neighborhood Watch is so much more than peering out your front window and watching what is going on in your neighborhood. We all live within a close proximity of each other and we all really have a responsibility to watch out for each other. Neighborhood Watch is creating a safe community. For example if your neighbor is somehow injured or possibly their child should be able to seek help from their neighbor. In a situation like this it is more likely the neighbor will be thinking clearly and be able to call 911 faster and explain what is happening more clearly than the parent with an injured child.

Crime is no stranger to the Arbor Ridge community and most of us try to think it won't happen to us or our property. Sure you may have heard something happening in the neighborhood. But were relieved when you found out it wasn't that close to your home. However if something happened to you or your neighbor would you want the people responsible caught? I'm sure you would feel better if you were able to help out in some way.

Neighborhood Watch is designed to educate each of us to be better at recognizing danger in our community, and also educating each of us on how to help each other out when someone is in need. Wouldn't you like to be able to help out your neighbor if they needed help?

TO JOIN THE ARBOR RIDGE NEIGHBORHOOD WATCH

CONTACT: Lisa & Ken Walker via email at:

Watch@ArborRidgeOnline.com

- **Habitat Area Project and on-going monitoring and maintenance.**

*** 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 enhancement. Please let us know if you have any questions in support of keeping the Natural Habitat beautiful.*

Architectural Review Board (ARC): ARC Committee & Board approved the new color scheme this year. Approved colors are posted on the community website.

*** Our Homeowners Association Architectural Review Board operates to assure that a review process is in place. The objective is to promote a consistent, high quality neighborhood appearance. The process is in an organized function that is based upon the Arbor Ridge Homeowners Association Covenants, Conditions and Restrictions (CC&Rs) and our Bylaws. This information can be viewed on our website:*

ArborRidgeOnline.com

Please note: Before you make any major changes to your landscaping or exterior (both for the Master Collection and the Cottage Collection), you must submit an Architectural Review form for approval. Please always include as much detail as possible to facilitate a timely approval.

For your convenience, the requested form can be found on our website in the Forms & Documents section, and then under Documents. Please let us know how we can assist.

Once complete, please submit the Architectural Review form to TMG.

In conclusion:

The Board and committee members are committed to ensuring Arbor Ridge remains a Premier Bethany community and that our property values are maintained. The Board Regards every homeowner as being of equal importance and that each should have the Right to an opinion on how we perform our voluntary duties. Those opinions will always be considered. We will always make our decisions based upon what is right for the community majority, while appreciating that in reality we cannot hope to please all homeowners, all the time.

Finally we would like to thank the committee members for all their hard work over the last Year. Thanks are also extended to all those homeowners that gave their time to the various working parties this year. We hope they will continue to support the community whenever needed.

Here at our Annual Meeting of 2014 you have the opportunity to vote for your new HOA Board members. We hope there will be other homeowners that will put themselves forward either as Board Members or members of the various committees. If however you do believe today's existing Board Members are doing a good job, and you elect them for further term (given term time established, as stated above) then we will continue to improve the community that our HOA funds will permit. If at all possible we want to provide both you and ourselves with the best value for our HOA dollars.

Thank you!

Sincerely,

Lisa Walker
Board President
Arbor Ridge Home Owners Association