

October 20, 2015

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 20th.

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

■ Lisa Walker (President)	Term: Oct 2014-2017
■ Open Position (Vice President)	Term: Oct 2015-2018
■ Todd Behunin (Secretary)	Term: Oct 2014-2017
■ Open Position (Treasurer)	Term: Oct 2015-2018
■ Open Position (Director)	Term: Oct 2015-2018
■ Open Position (Director)	Term: Oct 2015-2018
■ Open Position (Director)	Term: Oct 2015-2018

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

Landscape Committee (Cottage Collection)	Chairman: Tom Wilkinson Carolyn Benedict
Landscape Committee (Master Collection)	Chairman: Ken Walker Mike Farris Todd Behunin Cathy Parson Mike Walker Lisa Walker
Irrigation Committee	Chairman: Ken Walker Tom Wilkinson Mike McCune

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 www.ArborRidgeOnline.com	Webmaster: Mike Farris

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.***

**** 2015 Operating Budget**

We are trending and managing all budget categories with the Master (Main) and Cottage Collections. The Management Group received the Reserve Study Report for both the Master (Main) and Cottage Collections by Reserve Funding.

**** 2016 Budget Overview**

Due to the increase in landscaping maintenance (irrigation, trees, natural habitat etc.) and bad debt, it has become necessary to increase assessments for both the Master (Main) and Cottage collections.

- a. Motion to increase assessments for Main collection by \$30. Motion passed. (Sept. 21, 2015)
- b. Motion to increase assessments for the Cottage collection by \$60. Motion passed. (Sept. 21, 2015)

- **Reserve Study Report for both the Main and Cottage Collections for reserving funding (2015 and going into 2016), 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.***

2016 Reserve Study

The Cottage Collection funding came back as "fair". Master Collection came back as "good".

****Engineer Annual Review Report**

Columbia Geotechnical finished their annual review. No change in settling along walk way. Water flow is draining well. Recommends resetting boulders from the waist up. Children playing on the rock walls poses a hazard. Concern of a hot tub along the retaining wall.

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

*** For 2016 a previous (2014) formed resolution is being implemented for a Landscape Committee for the Main Collection. This 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.*

2015 -2016 Tree Enhancement Update/Davey Tree Project

Landscape Committee, Management and Clay Erway meeting to discuss other hazardous trees that have not been identified for removal yet.

Irrigation Replacement / Water System (scoped projection 2015-2020)

Maintenance cost of the irrigation system in the Cottage Collection is increasing year-over-year. If the Board decides to do it, it is being discussed to implement it in phases so homeowners wouldn't incur a special assessment amount. Showplace quoted ~\$73000.

** Some of the triangle areas that are not needing watering still have irrigation and can potentially be capped.

2015- 2016 Arborvitae Maintenance

The arborvitae maintenance issue is being studied and addressed, as some arborvitae are becoming unhealthy or dead (given lack of watering and fertilizing, either by the homeowner or over growth/them getting larger) . It is being considered a plan for maintaining them over time. Showplace replacing some trees with shrubs.

Ideas on the table:

Create a reserve fund specifically for arborvitae replacement.

Accept that the HOA will need to replace a certain number each year as part of the routine operating costs.

This would be similar to reseeding part of a resident's lawn that died due to hot weather, replacing a dead shrub, etc.

Then, establish a means to determine who is responsible for arborvitae loss due to:

- Planting a tree or trees too close to the hedge
- Building up soil in a such a manner that it kills the shrubs
- Accidental damage e.g. bar-b-q fire
- Any other action on the part of the resident that is outside the responsibility of the contract landscaping service (Showplace)

Setting this precedent will give the HOA a means to deal with each incident based on this criteria. If arborvitae perish due to harsh weather or other natural causes, the HOA will replace them from the reserve fund. If however it is determined that the resident caused the arborvitae to die then they will be responsible for the cost of replacement.

Make it noted that proper care i.e. trimming is a necessary part of keeping these shrubs healthy. Showplace can only prune the outside of the hedge meaning that the homeowner needs to prune the inside.

For the year of 2015 the following initiatives and projects were managed:

- Sidewalks (dangerous curbs/tripping hazards & safety)
- Cottage collection tree project
- Master collection landscaping initiatives to support compliances and beautify our community, working cross-functionally with the Cottage collection landscaping committee. In all, special focus in working together to maintain and perfect the common areas.
- Master and Cottage collections maintenance matrix implemented.
- Irrigation committee being formed in support of controlling water use/cost allocation.
- Sprinkler replacement (damage from roots and other misc.)
- Resolution on tree planting (pending completion): proper pruning, watering, fertilizers, also types of shrubs and trees are best suited for our community.
- Compliance management/walks to improve and manage consistency from season to season.
- Arborvitae maintenance and replacement
- Community mailboxes (46) cleaned, removed tape residue, sanded, painted and customize labeling asking "Please do not put flyers or advertising on mailboxes. Thank you, Arbor Ridge HOA".
- Parameter community white fencing cleaned.
- Bark dust placed in common areas.
- Natural Habitat clean-up (managed and continued)
- Natural Habitat Bridge cleaned and re-stained in compliance to protected habitat regulations.

- Engineer consultation review and implementation.
- Graffiti removal
- Crime prevention (Washington County Sheriff's Department in support of our Neighborhood Watch initiatives.)
- Enforcing parking communications, education and implementing given Oregon State statutes.
- Future Governance of the Greater Bethany Area - communications
- Proactively and reactively insurance claim management (damage from natural and accidental)
- Utility pole maintenance (working with PGE)
- Social event planning
- Arbor Ridge website managing (creating a real time view of our community consistently)
- Delinquency and the managing of collections (being directed by agent, TMG, and legal counsel)

Social Committee

2015 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. 14th)*

- **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 has been very active this year

in reviewing and timely responding to ARC request from the community. We want to thank everyone for making the ARC process well managed.

*** 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 2015 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