

October 22, 2019

Arbor Ridge HOA President's Report

Thank you for attending our Homeowners' 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.

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

Lisa Walker (President)	Term: 2017-2020
Joe Lopez (Vice President)	Term: 2018-2021
Kay Syravong (Secretary)	Term: 2018-2021
Mike Farris (Treasurer)	Term: 2018-2021
Todd Behunin (Director)	Term: 2017-2020
Issac Romero (Director)	Term: 2018-2021
Rhonda Corbella (Director)	Term: 2018-2021

The Board was complemented by ten sub-committees for 2019 which were:

Landscape Committee (Cottage Collection)	Chairman: Tom Wilkinson Joe Lopez
Landscape Committee (Master Collection)	Chairman: Mike Farris Todd Behunin Mike Walker Lisa Walker
Irrigation Committee	Chairman: Tom Wilkinson Joe Lopez

Monument Committee

Chairman: Mike Farris
Todd Behunin
Tom Wilkinson
Joe Lopez
Mike Walker
Lisa Walker

Social Committee

Chairman: Lisa Walker

Neighborhood Watch Program

Chairman: Lisa Walker

Habitat Committee

Chairman: Board Function

Newsletter Committee

Chairman: TMG/AMS
Board Function

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 tonight's meeting to accompany this written report.***

**** 2020 Operating Budget**

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

**** 2020 Budget Overview**

As stated in the year 2019, I truly believe a small increase in assessments are necessary each year. Labor costs are increasing, we are finding landscaping companies and contractors changing more and more to maintain operational feasibility. Material costs are on the rise, and water/utilities are rising. If interested, you may view the Tualatin Valley Water District's "frequently asked questions" at: <https://www.tvwd.org/district/page/water-rates-and-charges>.

****Please see the attached budget overview that is a great visual for the homeowner's review.**

- **Reserve Study Report for both the Main and Cottage Collections for reserving**

funding (2019 and going into 2020), being managed by the Board.

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

2019 Reserve Study

This year's Reserve Study was performed and reviewed. The Reserve Study Update states (under the two summary pages) it shows the Cottage Collection at 68.18% funded and the Main at 78.81% funded. This is within "**good**" range, which is where we want to be. We have water irrigation conservation studies being done, and this will impact our funding plan.

Highlights for 2019:

- We were able to bring down collection accounts over the last several years, and recently contracted in a new legal firm to assist (cost-effectively and timely with collections).
- Discussions are taking place on water irrigation saving ideas: 1) replacing approximately 4 main meter valves that can be adjusted more precisely 2) ideas on not to water so much in the main common areas 3) on-going discussions on replacing and beautifying areas with water conservations in mind.
- We cut back on irrigation over the weekends to help save irrigation water cost and control irrigation breaks timely.
- In the Cottage Collection 40 streetscape trees were trimmed back that were interfering with traffic or encroaching upon homes.
- Beavers in the wetland areas have not been a concern over the last year ***please note: a concern may be in place in the future, therefore, being reviewed and managed proactively.*

Lowlights for 2019:

- Water/utilities increases, which caused our water budget to go over – an adjustment in the budget was needed, and will be continued being reviewed as a priority.
- Several renters in the neighborhood, which compliance letters are having to go out for noncompliance issues. This is impacting our budget.
- Abandoned vehicles & parked recreation vehicles are being reported and managed through a set protocol for removal (as reported) "thank you for reporting".
- Landscape shrubbery maintenance and replacement are increasing in cost ***discussions taking place on the white vinyl fencing (Pros and Cons of what will be the best strategic tiered out projected plan that will meet the majority of the community consensus).*
- Trees within the Cottage Collection are becoming too large for streetscape areas. We need to review funds to continue the Tree Plan Removal/Replacement Program.
- Triangle ground cover within the Cottage Collection areas are in need of replacement plants.
- Restoration in the common areas are needing to be done, to repair and continue the appearances. **Maintaining these areas is important to preserve the appearance and**

investment.

- Tree Limb pickup, is needed in the winter months, a lot of branches are falling from the trees.
- More and more lawns in the Cottage Collection are in need of reseeding, leveled and replaced.
- Trees within the Master Collection are being ask by the disposal company to prune them so they have street access to pick up the garbage and recycling. (Please take the necessary action to prune branches 12 feet above street levels).

For the year of 2019 the following initiatives and projects were managed:

- Sidewalks (dangerous curbs/tripping hazards & safety) being monitored and reported.
- 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 beautify the common areas.
- Master and Cottage collections maintenance matrix implemented.
- Irrigation committee managing the controlling water use/cost allocation.
- Sprinkler replacement (damage from roots and other misc.)
- Audit of water meters done through Tualatin Valley Water District to define possible leakage and confirming billing increases, to support 2020 budget allocations.
- Resolution on tree planting (in review/pending): proper pruning, watering, fertilizers, also types of shrubs and trees are best suited for our community.
- Resolution on rental/leasing (pending completion): discussion on how homeowners remain responsible for adherence to the CC&R's and the rule and policies of the Association. When leasing and making tenant arrangements compliance of the CC&R's and policies of the Association need to be in place.
- Resolution on Fair Housing Act (pending, completion) to discuss reasonable accommodations and modifications.
- Compliance management/walks to improve and manage consistency from season to season.
- Arborvitae maintenance and replacement
- Natural Habitat clean-up (managed and continued)
- 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 statues.
- Proactively and reactively insurance claim management (damage from natural and accidental)
- Utility pole maintenance (working with PGE).
- Social event planning (**More volunteers are desperately needed**)
- Communication: Bethany Nextdoor.com for homeowners in the community to join.
- Arbor Ridge website managing (creating a real time view of our community consistently)
- Delinquency and the managing of collections (being directed by agent, TMG/AMS, and legal counsel)

Social Committee

2019 Events

- Easter Egg Hunt (April) ****cancelled due to lack of community volunteers. 4-6 Volunteers are needed for the event to take place in the future.**
- Annual Garage Sales (September)
- CWN/Arbor Ridge July 4th Event (Hot Dog Stand done by Arbor Ridge)
- National Night Out (August) in support of the Neighborhood Watch Program Centralized by the Washington County Sheriff's Department.
- Holiday Lighting Contest (December) (the week of Dec.16th, 2018)
- **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 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/AMS.

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.

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 Homeowners Association