

Arbor Ridge Homeowners Association

President's 2020 Report

Introduction

Thank you for attending our Homeowner's Annual Meeting tonight. It has been a tough year for everyone so we really appreciate you taking the time to join us here tonight. The purpose of the meeting is to inform Arbor Ridge homeowners about what we have been doing this year and give you an opportunity for discussion and comments. It is also a good time to share with you the planned possible projects for next year.

Current Board Members, Terms - 4 Positions Open for Election

Below are the names and terms of the current HOA Board of Directors.

Due to 2 terms expiring and 2 vacant positions, there are 4 total positions open for election.

Board of Directors - 7 total positions
4 positions open for election at this Annual Meeting
(2 positions expiring, 2 vacant positions)

Board of Directors	Term
Joe Lopez, President	2017 - 2020
Todd Behunin, Secretary	2017 - 2020
Kay Syravong, Treasurer	2018 - 2021
Mike Farris, Director	2018 - 2021
Issac Romero, Director	2019 - 2022

The Board is complemented by these committees

Landscape, Irrigation, Monument, Social, Neighborhood Watch, Habitat, Newsletter, Architecture Review Committee, Arbor Ridge Website - www.ArborRidgeOnline.com

2020 Operating Budgets

Both Main and Cottage budgets are in good shape for this year. Careful HOA Board review of expenditures along with water conservations measures have kept overall expenditures within

budget amounts. Also, the shift and proper use of Reserve Funds for the irrigation system repairs has put less stress on the operating budgets and allowed them to remain stable and sound.

2021 Budget Overview

These are difficult times for many households so it was especially fortunate that our excellent success with water conservation and good management practices has allowed the proposed 2021 budgets to avoid assessment increases. The annual January 1 assessment stays the same as last year at \$357 and the semi-annual assessments for Cottage homes is reduced to \$250, a decrease from \$287 last year. Major budget categories for the Main and Cottage budgets are: landscape contracts, water costs, management company fees, and transfers to our Reserve Fund. The future might be different but the HOA board will try to continue to search for cost saving opportunities while still making sure all Arbor Ridge needs are met.

Reserve Funds

This year's Reserve Studies were performed and reviewed. The Reserve Study Update for Cottage Collection estimated for January 1, 2020 a balance of \$67,376 and 68.8% funded which is "Fair" (70% is Good). However, the latest actual available Cottage Reserve balance is \$86,884. The Reserve Study Update for Main estimated for January 1, 2020 a balance of \$315,983 and 78.81% funded which is "Good". The latest actual available Main/Reserve balance is \$277,609.

Funds borrowed from the Main Reserve Fund to pay for high commons area water bills in 2019 are being repaid one half in the 2021 budget and the other one half in the 2022 budget. So both Reserve Funds balances are doing well.

2020 Initiatives and Projects

Water Conservation

A major spike in water bills in recent years forced us to carefully explore and implement immediate water conservation measures. Due to a combination of water rate increases and warmer/drier summers total annual water bills including both Commons areas and Cottage were rapidly climbing. For 2019 our HOA spent \$79,297 on water bills. Six years ago we spent only \$46,646 on water. The impact on the Main/Commons budget required a transfer of \$46,076 from the Main/Commons Reserve Fund to the Operating Fund.

Fortunately, we have had very good success in controlling water costs by: 1) replacing grass with bark dust on Laidlaw and some Cottage area parking strips and turning off that part of the irrigation system; 2) installing new irrigation master meters and valves to better control the system and halt serious water loss by having auto shutoff at end of watering cycle if leaks occur, and 3) having a set watering schedule which our landscape company has consistently

recommended. The water cost savings have been substantial! But we must continue with conservation otherwise we will probably head toward \$100,000 in water costs which would not be sustainable for our HOA budgets.

Selective Tree Removal and Tree Plantings

Trees in the Cottage homes area are continuously evaluated and assessed with the assistance of tree specialists. They are selectively removed based on arborist recommendations.

New, young trees will be planted to replace the removed trees. Also, this year trees have been planted to replace trees removed last year.

Social Committee

Due to COVID virus safety restrictions, most social committee events were not held. There will be an ongoing review of future events to see if they can be held. Fortunately, former HOA board member Lisa Walker has continued as Neighborhood Watch coordinator for Arbor Ridge HOA. If you are interested in joining Neighborhood watch, contact Lisa at Watch@ArborRidgeOnline.com.

Habitat Area

Monitoring continues to control high water levels caused by beaver activity. This past year our landscape company removed dam construction.

Architectural Review Committee (ARC)

Our ARC Board continues to carefully review all Architectural Review Forms applications submitted by homeowners. The objective of the review process is to promote consistent, high quality neighborhood appearance. The process is based on Arbor Ridge Homeowners Association Covenants, Conditions, and Restrictions (CC&Rs) and our Bylaws. The information can be reviewed at our management company's website under Owner Documents:

https://caliber.ams-nw.com:9002/CaliberWeb2_AMSNorthwest

Before you make any major changes to your landscaping or exterior (both Main/Master and Cottage homes), you must submit an Architectural Review form for approval. The forms can be found at our HOA Arbor Ridge website under Documents: <https://www.arborridgeonline.com/>

Possible Projects and Initiatives for 2021

- Planting new, young trees to replace removed trees. New trees will be attractive types which will not grow fast and will not create root systems which damage sidewalks or cause the extensive water irrigation system damage experienced in recent years.
- Maintain strong water conservation practices so we avoid a repeat of major operating budget situations as we did recently
- Consider beautification and enhancement projects which may be fundable due to controlling major budget expenditures
- Review collections management, especially analyzing accounts where delinquencies for some homes are very large. Owed amounts for assessments, fines, late charges and interest are over \$1,000 in some cases and more than \$5,000 in one case. This is a serious problem and it forces homeowners who pay on time to make up for delinquencies.
- Continue a discussion on the topic of the white perimeter fence which our landscape company recommends be removed due to maintenance costs and problems with arborvitae health and growth
- Consider barkdust for common areas and Cottage homes if sufficient Reserve Funds are available.
- Review compliance management to determine the need to increase enforcement on Covenants, Conditions, and Restrictions (CC&Rs)
- Other issues and projects suggested by homeowners and HOA Board Members

In Conclusion

Your input is highly valued. You are encouraged to present your concerns at these Annual Meetings, at HOA Board meetings, and to the HOA management company (AMS, Association Management Services). Our HOA Board will continue to work hard to manage the Homeowners Association in a sound and responsible way and always taking into account the best practices for maintaining a high quality, attractive, and safe Arbor Ridge community. You can be assured that decisions will be made to satisfy the majority of homeowners. However, in some cases we will not be able to always please all homeowners.

Contacts List - Reporting Community Problems

At the end of this report is a contact list you can use to report problems in our community. Our HOA organization can respond to some problems but other situations are out of our jurisdiction.

On a personal note, please be safe and stay healthy during this difficult period. We will get past this soon and get to better times for sure.

Thank you.

Sincerely,

Joe Lopez

**Board President
Arbor Ridge Homeowners Association**

Contact List for Arbor Ridge Residents

The Arbor Ridge Homeowners Association (HOA) and its AMS management company is available to help with enforcement of HOA rules. However, the HOA cannot enforce laws under the jurisdiction of the Washington County Sheriff or Washington County Animal Control. Here are contact phone numbers you should call to report rules or law violations to keep our neighborhood safe and as a beautiful place to live.

Washington County Sheriff Non-Emergency Dispatch - (503) 629-0111

Abandoned cars. Excessively loud music or loud night parties that disturb neighbors. Illegally parked cars: blocking sidewalks, parked the wrong direction, no parking areas. Speeding, not stopping at stop signs, texting while driving.

Washington County Animal Control - (503) 846-7041

Loud, continuous barking dogs. Dogs walked without leashes or running loose without leashes.

Association Management Service (HOA) - (503) 598-0552

Enforcement of Association Covenants, Conditions, and Restrictions (CC&Rs) Examples are: trash cans must be stored out of view, lot must be maintained in a clean and attractive condition and free of clutter and trash, lawns and trees must be kept in good condition except Cottage homes have landscape services which take care of this; campers, boats, trailers and recreation vehicles may not be stored on property or on streets, dish tv equipment only allowed if it cannot be viewed from the street.