

# Arbor Ridge Homeowners Association

## President's 2022 Report

### **Introduction**

Thank you for attending our Homeowner's Annual Meeting. 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 comment. It is also a good time to share with you possible HOA projects for 2023.

### **Current Board Members, Terms - 2 Positions Open for Election**

Below are the names of the current HOA Board of Directors. Due to 1 term expiring and 1 vacant position, there are 2 total positions open for election.

### **Board of Directors - 7 total positions 2 positions open for election at this Annual Meeting**

Joe Lopez - President  
Kay Syravong - Vice President  
Todd Behunin - Secretary  
Mike Farris - Treasurer  
Jenny Krems - Director  
Daryl Stewman - Director - term expiring 2022  
Director - vacant

### **2022 Operating Budgets**

The Main and Cottage homes budgets are sound. The HOA Board continues to carefully review expenditures to keep overall expenditures within budget amounts.

One improvement on budgeting and spending is properly charging items to the Reserve funds. An example is using Cottage and Main Reserve funds for irrigation repairs since there are Reserve spending categories for this specific expense. This has helped reduce spending pressures on operating funds and allows expenses to stay within budgeted amounts.

For both Main and Cottage budgets, water for irrigation continues to be a very major expenditure that can vary a lot. The AMS reporting system now in place shows us actual monthly expenditures for water. This method gives us an excellent way to monitor water expenditures. We are maintaining a consistent watering schedule and the water conservation measures we put in place previously are giving us very positive results. This avoids excessive spending for this critical budget item.

## **2023 Budget Overview**

Our continued careful management practices make it possible to have only minor assessment increases in the proposed 2023 budgets.

The annual January 1 assessment for all homes stays the same at \$362. For the last 2 years extra funds had to be transferred to the Main Reserve fund to make up for very high water costs 3 years ago. Since Main Reserve funds have been fully repaid, the January 1 assessment did not have to increase.

The semi-annual assessments for Cottage homes increase \$10 to \$265 for 2023. In 2023 for Cottage homes the total annual assessments will be \$892 (includes home front yard landscape services). Non-Cottage homes pay \$362 a year. These are the major cost categories for each budget.

### **Main Budget Major Cost Categories**

- Reserve Transfer
- Management Fees (Associated Management Services NW, AMS)
- Irrigation Water
- Landscape Contract

### **Cottage Budget Major Cost Categories**

- Landscape Contract
- Reserve Transfer
- Irrigation Water

The HOA board will to continue to make sure all Arbor Ridge needs are met, search for cost saving opportunities, and work to have financial management as the best it can be.

## **Reserve Funds**

Reserve Funds of the HOA are used to save and pay for longer term projects. Annual Reserve Fund studies were conducted to assess the status of these funds. Both Main and Cottage Reserve Funds are in good shape. Balances fluctuate depending on the status of funding reserve projects.

The Board is continuing the current contract with the firm Reserve Study Update, LLC to perform annual Reserve Studies for both Cottage and Main/Commons areas. This will make sure we have an independent assessment of the conditions of these funds and adequate reserves to pay for long term expenses.

The current and recent previous balances for both the Cottage Reserve Fund and the Main/Commons Reserve Fund are shown below.

## **Main/Commons Reserve Fund**

1/31/2018	\$247,129
1/31/2019	\$281,367
1/31/2020	\$254,304
1/31/2021	\$330,348
1/31/2022	\$390,260
9/13/2022	\$389,473

## **Cottage Reserve Fund**

1/31/2018	\$48,044
1/31/2019	\$68,553
1/31/2020	\$101,442
1/31/2021	\$84,927
1/31/2022	\$101,047
9/13/2022	\$81,273

## **2022 Initiatives and Projects**

### **Drip Lines for Arborvitae**

New drip lines for the arborvitae rows along the white fences were installed this year as a Reserve fund project. These replaced the old drip lines which were clogged or damaged in many places. The result of this is much improved watering for the green arborvitae bushes. Already there is better arborvitae growth and a more healthy green color.

### **New Trash Can Policy**

A new trash can policy was adopted this year. The purpose of the new resolution is to clearly state when cans/bins can be put out on the street for collection and when they must be removed.

This will greatly improve the appearance and street safety of our community by not allowing trash/recycling cans to remain on the streets for several days. Here is the text of new policy resolution:

***“Garbage and recycling containers may be placed at the street curb on the day BEFORE pickup day and ON a pickup day.***

***Containers must be removed from the street curb before the end of pickup day and must be stored out of public view.”***

## **Cottage Landscape Maintenance**

Dead plants were replaced in front of Cottage homes. The extreme heat in 2021 (116 degrees on one summer day!) caused these bushes and other plants to die. Tree pruning for structural clearance was also done. Bark dust was applied to the front yards of Cottage homes which is done every few years.

## **Trip Hazards on Common Area Sidewalks**

Sidewalk trip hazards were removed on Laidlaw and West Union sidewalks. This was done by a shaving and grinding method although one section of sidewalk had to be completely removed and redone.

## **White Fence Along West Union and Laidlaw**

The Board reviewed the issue of the white perimeter fence which our landscape company recommends be removed due to maintenance costs and problems with arborvitae health and growth. One alternative considered was only removing the fence along West Union since this is less visible and there are many trees and bushes in the area. A survey was sent to all homeowners on this option. The Board considered all input including survey results and decided to not move forward with any options to remove the white fence.

## **HB 2534**

An attorney was hired to review our HOA documents to make sure none had discriminatory language. A new Oregon law, HB 2534, required all HOAs to remove any such language. The attorney found no violating language and therefore no document changes were required.

## **Drainage on NW Palmbrook Drive**

A drainage improvement project at the intersection of Palmbrook and West Union was completed to stop sidewalk flooding. This will make the pedestrian walkway better especially in the winter when this area often gets flooded and then very icy.

## **Increased Watering and Aeration of Lawns**

Watering increased to four days a week now that we established a realistic solid baseline schedule for planning and have water conservation measures in place. This will help lawns do better in the hot, dry summers. Also, the Board approved landscape proposals to aerate commons and Cottage homes lawns. This strongly improves the health of grass areas and helps lawns survive the summer heat.

## **Social Activities**

Our Arbor Ridge HOA made a contribution to support the annual 4th of July celebration hosted by our neighboring Charlais community. This is held every year at John Marty Park which is right next to our Arbor Ridge homes. Everyone in Arbor Ridge is welcome to attend this family

friendly event that includes a parade, snacks, watermelon and pie eating contests, and other fun activities.

## **Habitat Area**

Monitoring continues to control possible high water levels caused by beaver activity. Again this year our landscape company removed dam construction. Because of drought and extremely high heat conditions, future flooding problems caused by dam building might not be a major problem.

## **Architectural Review Committee (ARC)**

Our ARC Board continues to 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](https://caliber.ams-nw.com:9002/CaliberWeb2_AMSNorthwest)

**Before you make any major changes to your landscaping or exterior, 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/>

## **2023 Possible Projects and Initiatives**

- Make asphalt repairs or sealcoat streets where our HOA has responsibility
- Clean the white fence along West Union and Laidlaw
- Consider painting and/or cleaning mailboxes
- Tree trimming in the Cottage homes
- Tree removal and replanting in the Cottage homes
- Repave wetlands pedestrian pathway - Laidlaw to 174th Avenue. The surface of this walkway along the wetlands has become uneven for walking and biking. Alternatives will be reviewed to see what can be done to improve the walkway.
- Consider beautification and enhancement projects which may be fundable due to controlling major budget expenditures.
- Consider barkdust around trees along Laidlaw
- 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

## **Conclusion**

As we say each year, your input is very important. You are encouraged to present your concerns at Annual Meetings, at HOA Board meetings, and to the HOA management company.

Our HOA Board will continue to make every effort 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.

Thank you.

Joe Lopez, Board President, Arbor Ridge Homeowners Association

## **Contact List for Arbor Ridge Residents**

The Arbor Ridge Homeowners Association and our AMS management company are available to help with enforcement of HOA rules. However, the HOA cannot enforce laws under the jurisdiction of the Sheriff or Washington County. Here are phone numbers you can 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. Excessive 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, littering.

### **Washington County Animal Services - (503) 846-7041**

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

### **Basketball Hoops in Right of Way - (503) 846-7623**

Basketball hoops are not permitted in right of way (streets). They are only allowed in dead end streets and cul-de-sacs.

### **Tualatin Hills Park and Recreation District (THPRD) - (971) 246-0169**

Dogs without leashes or running loose without leashes on THPRD trails/parks. Other problems at THPRD trails/parks.

### **Broken PGE Streetlight - Outages**

Easy to use link to report a broken or not working streetlight.

<https://portlandgeneral.com/outages-safety/report-a-streetlight-problem>

### **Association Management Services (Arbor Ridge HOA) - (503) 598-0552**

Enforcement of Association Covenants, Conditions, and Restrictions (CC&Rs) Examples are:

- trash cans must be stored out of view - for collection they must be placed on the street curb only the day before or the day of collection and they must be removed by the end of the collection day
- lots must be maintained in a clean and attractive condition and free of clutter and trash
- lawns and trees must be kept in good condition
- for rent signs (only 1 permitted and it must be in house window)
- no campers, boats, trailers, motorcycles, recreation vehicles on property or on streets