

President's 2023 Report

Arbor Ridge Homeowners Association

Introduction

Thank you for attending our Homeowner's Annual Meeting. We have these meetings is to inform Arbor Ridge homeowners about what we have been doing this year and give you an opportunity for comment. We also share with you possible HOA projects for next year.

Current Board Members, Terms - 3 Positions Open for Election

Below are the names of the current HOA Board of Directors. Due to 3 terms expiring, there are 3 positions open for election. Ballots cast by homeowners are being used to conduct and complete the election.

Board of Directors - 7 total positions 3 positions open for election

Joe Lopez - President (term 2020-2023)
Kay Syravong - Vice President (term 2021-2024)
Todd Behunin - Secretary (term 2020-2023)
Mike Farris - Treasurer (term 2021-2024)
Jenny Krems - Director (term 2020-2023)
Daryl Stewman - Director (term 2023-2025)
Mary Marek Johnson - Director (term 2023-2025)

2023 Operating Budgets

The Main and Cottage budgets are sound. The HOA Board strives to assure funds are properly managed and we carefully build budgets and review expenditures to stay within budget amounts.

We are continuing with the improvement made to assure budgeting and spending is properly charging items to the Reserve Funds. This is helping to reduce spending pressures on operating funds and allows expenses to stay within budget.

For both Main and Cottage budgets, water irrigation costs continue to be a very major challenge.

As you already know from your own household water bills, the rates increases of Tualatin Valley Water District (TVWD) are relentless. TVWD percentage water rate increases are now double digits. In addition, the new normal of record high summer temperatures and record drought conditions make this problem worse. However, the conservation measures we have put in place in recent years are yielding good benefits. More work will have to be done. Fortunately, we are finding additional opportunities for water conservation which will be put in place soon. But, we

should all be aware that despite these efforts it might be impossible to maintain lush, perfect green lawns all the time, especially in mid-summer.

2024 Budget Overview

Our continued careful management practices make it possible to have only minor assessment increases in the 2024 budgets.

For 2024, the annual January 1 assessment will increase by only about \$10 to \$372 (estimate). Both Cottage and non-Cottage homes pay this amount once each year.

Additional semi-annual assessments for Cottage homes paid in January and July remain the same at \$265 for 2024. These two additional assessments pay for Cottage front yard landscape services. No assessment increase is made possible by a reduced landscape charge from our new landscape services company. Total assessments on Cottage homes will be about \$902.

The major cost categories for each budget remains the same as last year.

Main Budget Major Cost Categories

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

Cottage Budget Major Cost Categories

- Landscape Contract
- Reserve Transfers
- 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 Reserve Studies for both Cottage and Main/Commons areas. This makes 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 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
1/31/2023	\$423,814
8/31//2023	\$452,753

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
1/31/2023	\$94,445
8/31/2023	\$102,456

2023 Initiatives and Projects

New Landscape Services Company - Pacific Landscaping Management

Starting October 2023 Pacific Landscaping Management company replaced Showplace as our landscape service provider.

The HOA Board made this change in response to ongoing complaints from homeowners. We also believe this a good way to improve the appearance of our lawns, trees, and plants.

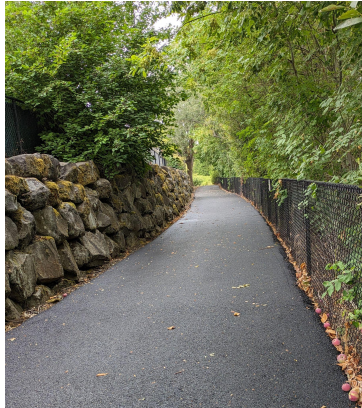
Pacific is a well established company that serves several HOAs and other customers. From our review of their written proposals and the conversations we found them to have excellent expertise and a proven track record. You can visit their website if you want to learn more.

<https://www.pacscape.com/>

We are really excited about working with them and anticipate some good results for our Arbor Ridge community.

The HOA Board will continue to review large dollar contractors and their performance to determine whether through a bidding process other businesses would provide better services at a reasonable cost. This is something we are obligated to do in order to be responsible representatives for Arbor Ridge homeowners.

Below are photos of Reserve Fund Projects completed this year.



Removing and Replacing Dead Trees on NW Laidlaw

In response to feedback from homeowners at our annual meeting last year, we had an expert tree company remove dead trees on NW Laidlaw. New trees will be planted to replace the ones removed.

Repaving Pedestrian Walk Along the NW Laidlaw Wetlands

The pedestrian side walk along the Laidlaw wetlands had become very uneven with big bumps which were hazards to anyone walking, biking or running on this path. Using Main Reserve Funds, we had an asphalt company repair this surface. So now this pathway is greatly improved and safe for everyone.

Washed the White Fence Along West Union and Laidlaw

Another Reserve funded project completed this year was washing the white fence along West Union and Laidlaw. This was done to remove mold and dirt on the fence.

Barkdust Along Laidlaw

Barkdust was applied along both sides of NW Laidlaw to improve appearance and support healthy trees.

Mailboxes Cleaned

Mailboxes are a responsibility of our HOA. Another Reserve funded project was completed to have these all cleaned.

Increased Watering and Aeration of Lawns

Watering was increased especially during the later part of this past summer. This summer's heat was especially difficult as it was the hottest ever recorded. It is helpful 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 lawns. This strongly improves the health of grass areas and helps lawns survive the summer heat.

Social Activities

Our Arbor Ridge HOA once again 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 free family friendly event that includes a parade, snacks, watermelon and pie eating contests, and other fun activities. This year it was greatly expanded and was a complete success.

Habitat Area

Monitoring continues to control possible high water levels caused by beaver activity. Again this year we removed dam construction. Because of drought and extremely high heat conditions, future flooding problems caused by dam building might not be so severe.

2024 Projects and Initiatives

- Tree trimming and dead tree removal along West Union
- Tree replanting in the Cottage home areas
- Tree replanting along Laidlaw
- Other beautification and enhancement projects which may be fundable due to controlling major budget expenditures.
- 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

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

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/>

Conclusion

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

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

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 can be placed only the day before or the day of collection and 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

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.

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.

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.

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>