Arbor Ridge Homeowners Association

2025 President's Report

Introduction

Thank you for attending our Annual Meeting. The meeting purpose is to inform Arbor Ridge homeowners about 2025 HOA activities and possible projects for 2026. You will also have an opportunity to comment a little later in the meeting.

I wrote this report and will briefly present it, but it shows the work of everyone that serves on the Board of Directors.

These are the current HOA Board of Directors.

Board of Directors - 7 total positions
2 positions open for election this year

Joe Lopez, President
Kay Syravong, Vice President
Todd Behunin, Secretary
Mike Farris, Treasurer
Jenny Krems, Director
Daryl Stewman, Director - open position
Mary Johnson, Director- open position

2025 Budgets and Expenditures

The Main and Cottage homes budgets and finances are strong. The Board is taking care of HOA needs while carefully reviewing expenditures to make sure costs are correct and reasonable. We work hard to make best use of the money that comes from your assessment payments.

One major change we made this year was to transfer $100,000 from the Cottage Operating Fund to the Cottage Reserve Fund. This was done because the Cottage Operating Fund has a very healthy balance which far exceeds ongoing operating expenses. Doing this produces multiple benefits. It created a strong balance in the Cottage Reserve Fund which is used to pay long term expenses such as tree work, irrigation repairs, bark dust, etc. It avoids the need for a future special assessment to add money to the Reserve Fund.

Your Board also acted to work with our HOA attorney to collect money on delinquent accounts where homeowners are not paying assessment fees. We have been successful in getting

payments due to our HOA. This is a common approach taken by many HOA's in order to have a fair system where everyone pays assessments. Anyone not paying their assessments becomes a burden on all homeowners.

We continued to carefully track our major expenses: 1) AMS management fees, 2) Pacific Landscape maintenance, and 3) irrigation water costs.

All of these are increasing and will be monitored by the Board to assure we are doing the best we can on managing these. Water costs are especially challenging due to TVWD rate increases and the dry climate in Oregon. In 2024 we spent $77,484 for water irrigation. In 2025 it will likely be over $80,000. The article at the end of this report describes drought conditions in Oregon.

2026 Budgets Overview

With inflation raging all around us for groceries, gas, utilities, housing prices we are fortunate to have only very minor or no assessment increases next year.

This is made possible by funding HOA needs and managing finances carefully. This includes getting multiple bids for projects, adopting water conservation measures, and continuing to always look for cost saving options.

January Assessment for All Homes

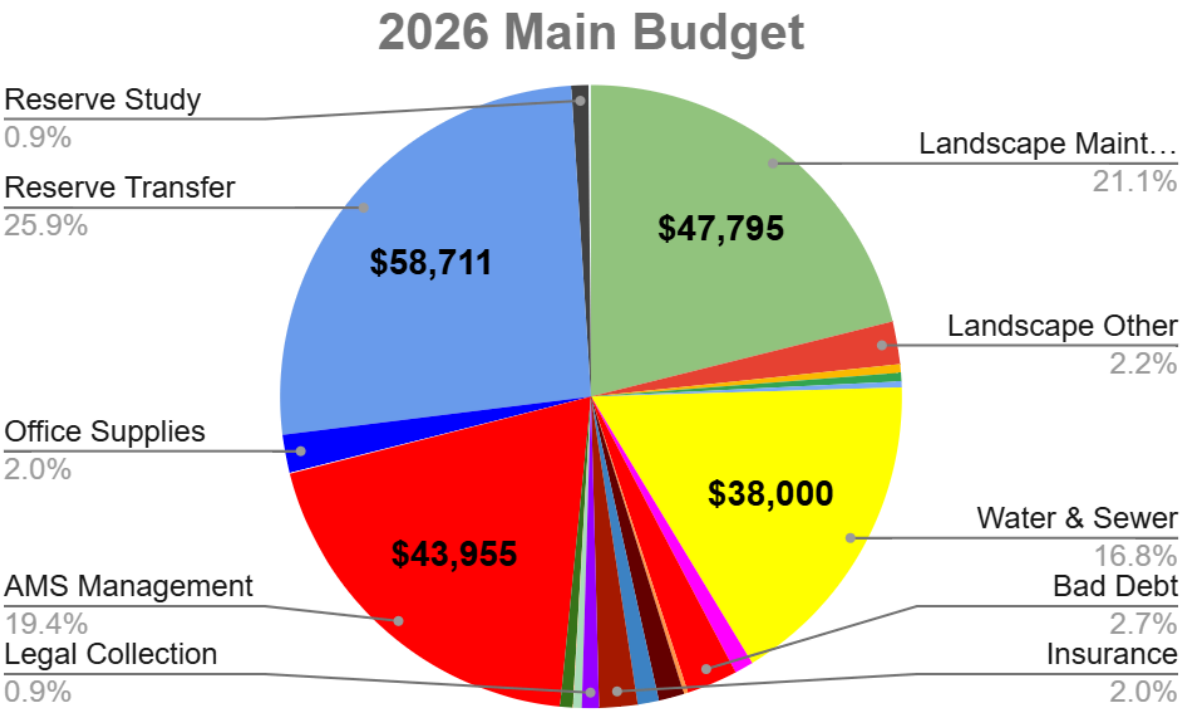
The 1 time January 1 assessment for all homes will be $397 an increase of $17 from last year.

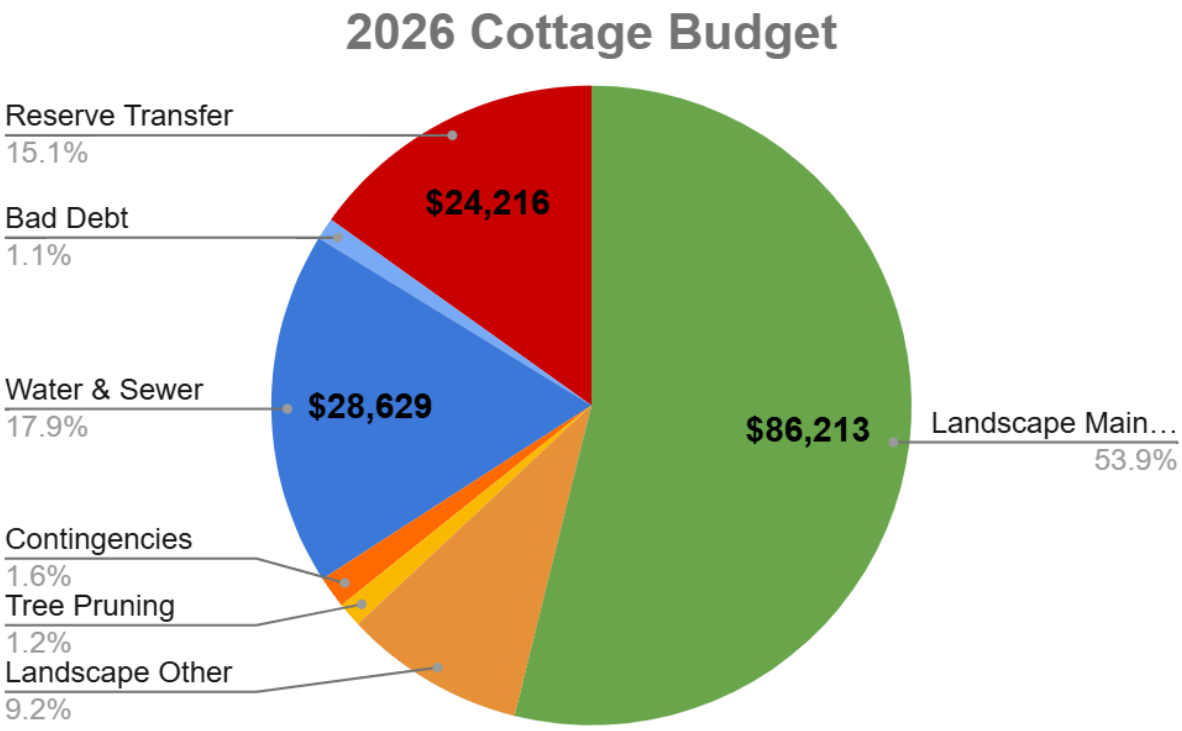
Semi-Annual Assessments for Cottage Homes

The Cottage twice a year assessments will stay the same at $265.

This is possible because the Cottage operating fund balance ($256,879) has a healthy surplus that far exceeds the Cottage annual budget ($160,063). Cottage homes also pay the $397 annual assessment for a total HOA annual bill of $927.

The major cost categories for each budget are shown in the charts on the next pages.


2026 Main Budget
Reserve Study
0.9%
Reserve Transfer
25.9%
Landscape Maint…
21.1%
Landscape Other
2.2%
Office Supplies
2.0%
Water & Sewer
16.8%
AMS Management
19.4%
Bad Debt
2.7%
Legal Collection
0.9%
Insurance
2.0%
$58,711
$47,795
$38,000
$43,955



Reserve Funds

Reserve Funds of the HOA are used to save and pay for long term projects.

Annual Reserve Fund studies were conducted to assess the status of these funds. Both Main and Cottage Reserve Funds were determined to be in good standing.

We will continue to make sure we have an independent assessment of the conditions of these funds and adequate balances to pay for long term expenses. Balances fluctuate depending on the status of funding reserve projects.

Current balances for the Reserve Funds are:

Main/Commons - $341,000

Cottage - $172,843

2025 Initiatives and Projects

Fixing Sidewalk Cracks and Broken Driveways

A team of Board Members intiated a project to fix sidewalk cracks that are a safety hazard and are out of compliance with ADA (Americans with Disabilities Act) and Washington County guidelines.

Problem locations were identified. Homeowners were sent letters explaining the problems, describing the guidelines, and requesting repairs. Already, throughout Arbor Ridge many repairs have been made. The sidewalk/driveway apron improvements to our community are outstanding.

Arbor Ridge is safer and nicer.

Sidewalks needing repairs on West Union and Laidlaw will be repaired by the HOA since they are not on individual homeowner properties but are in HOA common areas.

For those doing repairs we remind you that you can apply for Washington County grants.

Special thanks to our Board Members who are doing all the hard work on this project.

Tree Removal and Tree Trimming and Tree Replacement

Tree removals and tree trimming were completed at various locations. Also, trees will be replaced. This is an ongoing process to take care of trees that are encroaching onto streets, damaging sidewalks, and over hanging onto houses.

Turf Conversions - West Union

Additional turf conversion projects were completed. This includes a major turf removal and application of bark dust along parts of West Union.

This is already producting major water cost savings which we can use to pay for additional water irrigation, especially the drip lines that water arborvitae on Laidlaw and West Union. Pacific Landscape company placed a 1 year hold on common area prices as an adjustment to a reduced scope of work. However, ever increasing water district rates and dry climate require that we keep looking hard to conserve water.

Lawn/Turf Landscape Maintenance - Aeration and Weed/Pest Control

Aeration, crane fly, pre-emergent weed, crabgrass treatments are done by Pacific Landscape to promote healthy lawns. It is an effective way to make irrigation work, keep lawns looking good and able to survive the dry summer heat.

Our landscape company reminds us again that grass does not die during the summer heat. It goes dormant and revives later. This is caused by the dry, very hot weather we have during the summer.

Arborvitae Problem is Still Challenging

Arborvitae are normally fast-growing, easy-to-care for evergreen trees. You see these behind the white fences along West Union and Laidlaw.

Keeping these healthy continues to be a major problem due to the strong dry summer heat. Extra watering was done through drip lines but that has not been enough. Replacement is costly - $380 each, including planting. We will continue to work on a solution.

Social Activities

Once again, our Arbor Ridge HOA made a contribution to support the 4th of July celebration hosted by our neighboring Charlais community.

This event is held at John Marty Park right next to Arbor Ridge homes. Everyone in Arbor Ridge is welcome to attend this family friendly event that includes a parade, free snacks, watermelon and pie eating contests.

Privacy Fence Option to Possibly Replace Arborvitae

To preserve attractiveness, protect home privacy, and fix the problem of dying arborvitae, the Board continues to investigate the feasibility of installing a brick or other type fence along West Union and Laidlaw.

So far no feasible options have been identified. High costs and the lack of contractors willing to do the work are obstacles. The project would require removal of the black fence, removal of arborvitate, and removal of the white fence. If done, there would likely be 3 phases:

1) north side of Laidlaw
2) south side of Laidlaw
3) West Union

Looking at options and costs will continue and no decisions will be made without lots of HOA discussions and opportunities for public comments.

2026 Possible Projects and Initiatives

- Wireless, sensor based watering upgrades for the irrigation system. It would avoid water irrigation when it rains. This could yield some water cost savings. Even moderate or minor savings could be valuable.
- Review options to replace Cottage home front yard grass with drought tolerant plants and decorations which do not require water. Initially this would probably only be done on a trial basis where homeowners voluntarily chose this option.
- Tree removal and replanting in the Cottage homes
- Beautification and enhancement projects fundable due to good management
- Barkdust for front of Cottage homes
- 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

Conclusion

In conclusion, your input is very important. You are encouraged to present your concerns at Annual Meetings, at HOA Board meetings, and to the AMS HOA management company.

Our HOA Board will continue to make every effort to manage the Homeowners Association in a responsible way for maintaining a high quality, attractive, and safe Arbor Ridge community.

We will try to make decisions that satisfy the majority of homeowners. However, in some cases we will not be able to always please all homeowners.

Contacts List - Reporting Community Problems

The following 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

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/

Contact List for Arbor Ridge Residents

The Arbor Ridge HOA 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

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

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 PG&E 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 Covenants, Conditions, and Restrictions (CC&Rs) - Examples:

trash cans must be stored out of view - for collection placed in the street only the day before or collection day and removed by the end of the collection day

lots must be clean and attractive condition and free of clutter and trash

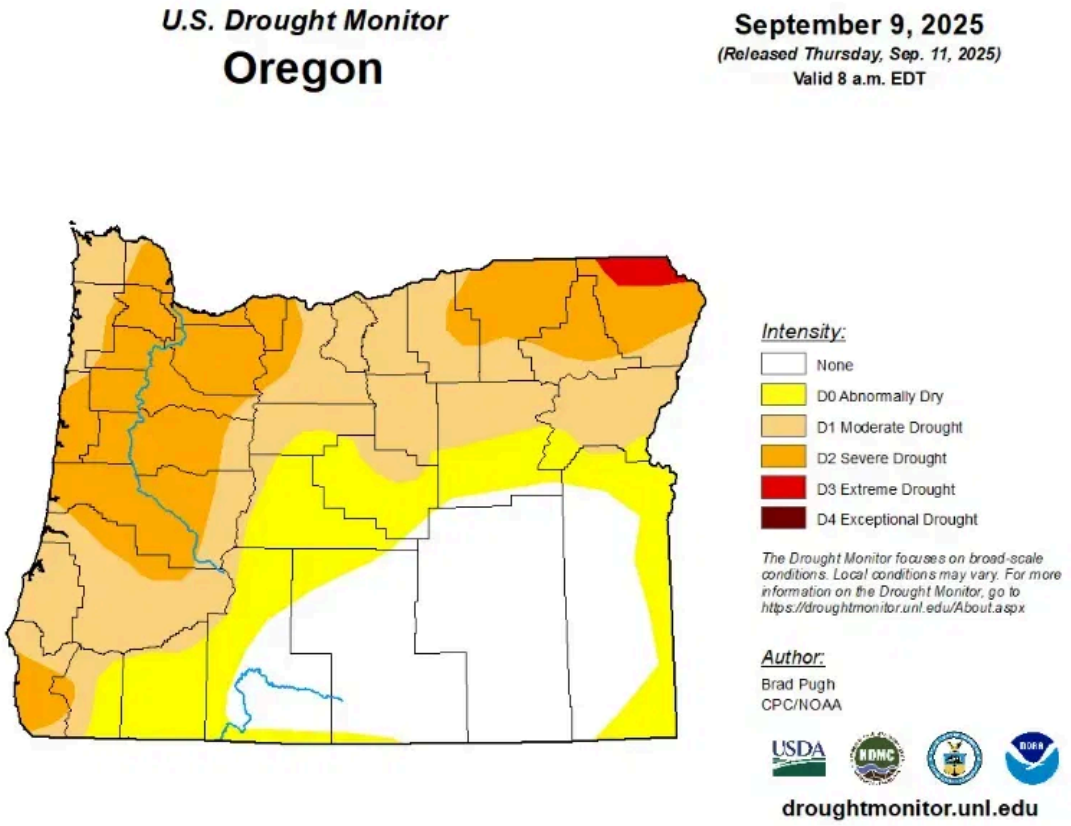
no campers, boats, trailers, motorcycles, recreation vehicles on property or on streets

lawns and trees must be kept in good condition (Cottage homes maintained by landscape company)

Upcoming drought could be Oregon's worst in over a century

Sarah BagbyFri, September 12th 2025 at 6:40 PM

Updated Sat, September 13th 2025 at 6:21 PM



PORTLAND, Ore. (KATU) As we approach the fall season, parts of Oregon are in a drought.

We received about half the rainfall expected in the past two seasons, leading to three-quarters of the state abnormally dry or a level of drought.

“This is the driest we have been in over a century, and it is the third driest, and third warmest April-through-August, since records began in 1895,” said Oregon State University’s climatologist Larry O’Neill.

In addition to precipitation, one of the largest providers of water to the region is the snowpack accumulated from the winter prior. This year, we had a healthy snowpack, with normal and above normal amounts of snow in the Cascades. However, higher temperatures earlier in the season led to the snowpack melting earlier than usual, leaving our streams and rivers at record low water levels.

Oregon is not alone in this drought threat. Bordering states, Washington and Idaho are also in the same predicament.