Arbor Ridge Homeowners Association

2026 Board of Directors President's Report

Introduction

Thank you for attending our Annual Meeting which is required by our HOA rules and Oregon state law. This meeting gives us an opportunity to inform Arbor Ridge homeowners about 2026 HOA activities and possible projects for next year. It also gives you an opportunity to comment which we will get to later in the meeting.

I wrote this report and will give a short summary now, but it shows the work of everyone that voluntarily serves on the Board of Directors.

These are the current HOA Board of Directors.

Joe Lopez (President)	**Term BP01: 2024-2026**
Todd Behunin (Secretary)	**Term BP02: 2024-2026**
Jenny Krems (Director at Large)	**Term BP03: 2024-2026**
Kay Syravong (Vice President)	Term BP04: 2025-2027
Mike Farris (Treasurer)	Term BP05: 2025-2027
Open Position	**Term BP06: 2026-2028**
Mary Marek Johnson (Director at Large)	Term BP07: 2026-2028

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

2026 Budgets and Expenditures

Cottage Budget - 2026

The Cottage homes budget and finances are in good standing.

We continue to carefully track our major expenses: Showplace Landscape maintenance and irrigation water costs. Terminating our contract with Pacific Landscape and switching back to Showplace in 2026 has been a good decision. Pacific charges on projects beyond their general contract were extremely expensive, sometimes 2 times the cost of other contractors.

Once again, for the Cottage budget, water costs are especially challenging due to TVWD rate increases and the dry, hot climate in Oregon (see Notable Oregon Heat Records and Events at the end of this report).

In 2025, we spent $113,876 on water bills for irrigation - Cottage: $91,205 and Main: $22,671. However, this very high total water cost was partially due to Pacific Landscape being inexperienced with our irrigation system. Showplace is now our landscape company again and they have many years experience so this will help with water costs..

2026 is still not completed so we do not know our final water bill for the current year. We still need to continue our focus on water conservation. **Also, with our continuing hot and dry climate which is predicted to continue, we cannot expect to have lush green lawns year round for Cottage homes. For non-Cottage homes we are seeing more drought resistant designs for front yards.**

Main Budget - 2026

With just 2 more months in the year, our current Main 2026 budget is now nearly completed. Some of our expenses are much higher than anticipated but with actions we have already taken, we should complete the year in good standing.

As of September 30, two cost items were above budget: AMS Management Fees and Office Supplies. This has put a major strain on our Main Operating Fund balance.

AMS reported to the Board that is occurring because of regular HOA business (architectural reviews, Board meeting support, etc.) plus a major increase in violation letters and required followup with homeowners due to the sidewalk safety project. The problem should get better as the sidewalk project winds down in 2027. The HOA Board is monitoring the situation closely and will take further necessary actions for this year and the future.

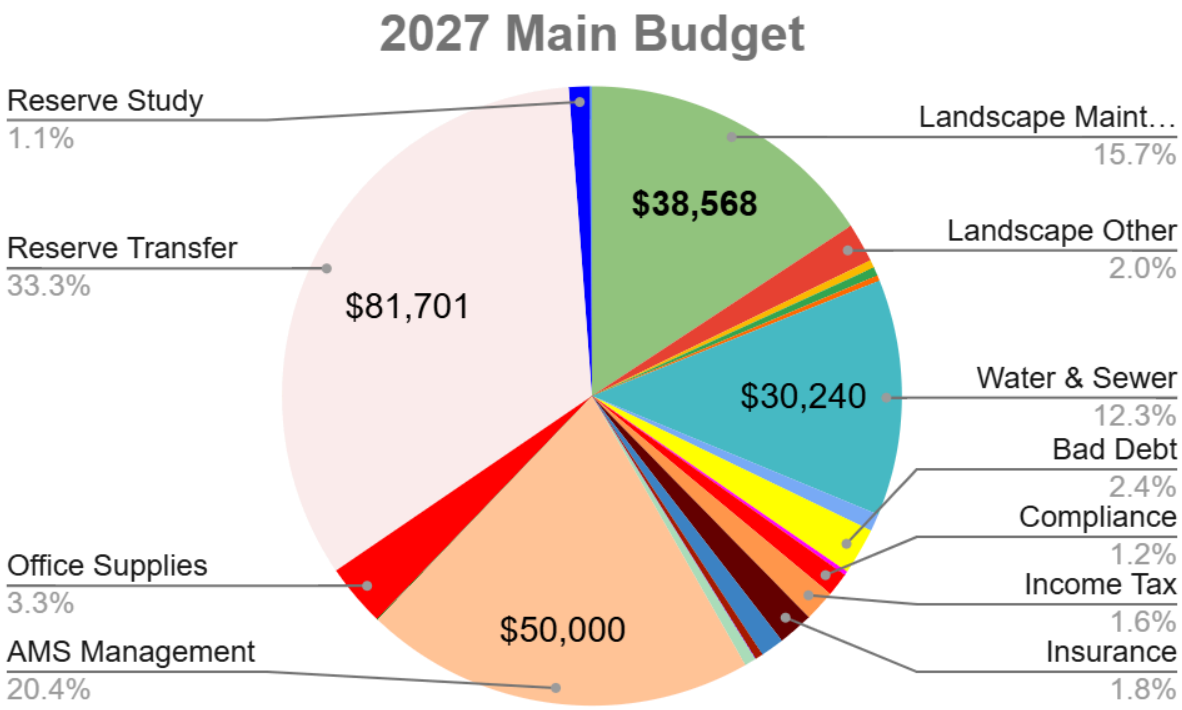
Your Board also acted to have our HOA attorney to collect money on delinquent accounts where homeowners are not paying amounts due to our HOA. In January we directed the collection attorney to proceed with filing lawsuits and other actions to collect on properties which were thousands of dollars delinquent on assessments, fines owed, late charges and interest. These efforts were successful in collecting funds due. Your HOA takes this action because anyone not paying amounts due becomes a burden on all homeowners.

2027 Budgets Overview

With inflation hitting all of us hard for gas, groceries, utilities, etc. we are fortunate to have only minor assessment increases next year. This is made possible by your HOA Board continuing to carefully examine expenditures, collect multiple bids on major projects, and always looking for cost savings options, especially on major budget line items. Without this vigilance on spending, major budget overruns can easily happen.

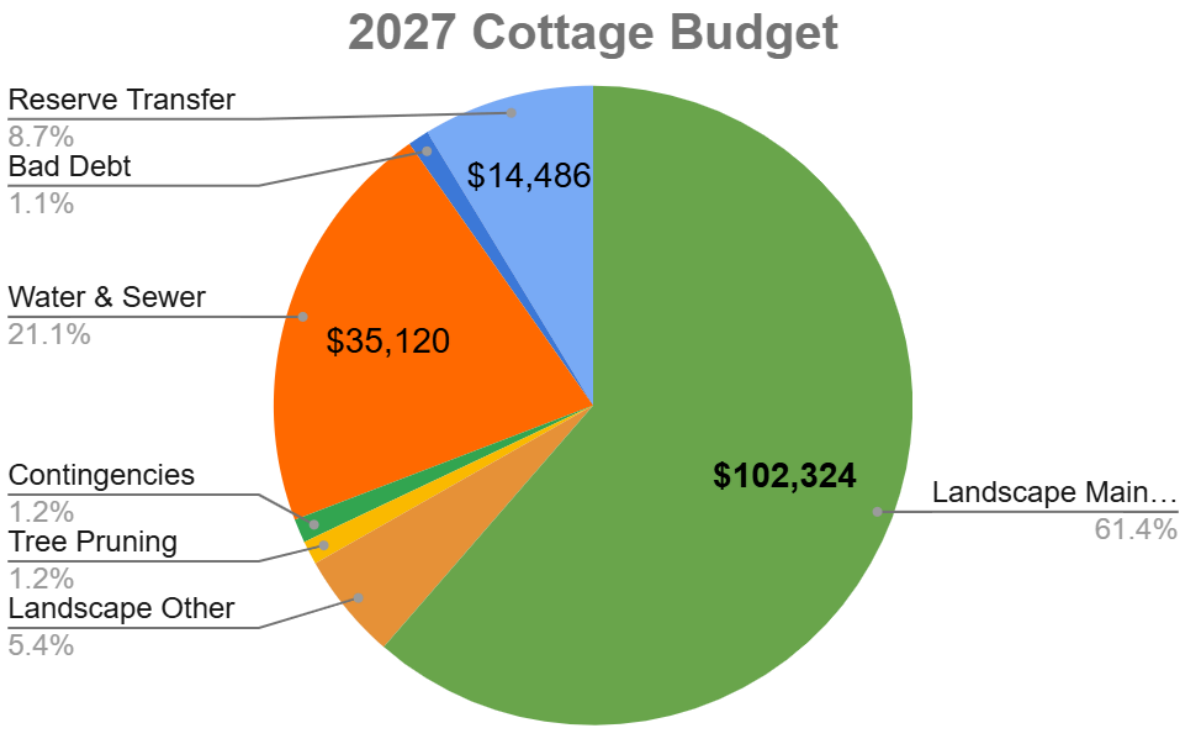
January 2027 Assessment for All Homes - Main

The 1 time January 1 assessment for all homes will be $430 an increase of $33 increase over last year. The following pie chart shows the budget categories for 2027.



2027 Semi-Annual Assessments for Cottage Homes

The Cottage twice a year assessments will go up to $276 an increase of $11 over last year. The following pie chart shows all the budget cost categories for 2027.



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 to pay for long term expenses. The contractor we used for many years for completing our Reserve Fund studies has gone out of business. So we will be reviewing bids early in 2027 to select a new Reserve Fund Study company.

Current balances for the **Reserve Funds** are:

Main/Commons	**$367,789**
Cottage	**$160,489**

2026 Initiatives and Projects

Fixing Sidewalk Cracks and Broken Driveways

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

The project has been a success. So far, 160 homes have fixed sidewalk problems, representing 65% of the total properties needing repairs.

Arbor Ridge is safer and nicer. This time of the year with leaves on sidewalks, you have fewer chances of getting tripped by cracks below those leaves.

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

Architectural Reviews (ARC) and New Exemptions

Our Board continues to review Architectural Review Forms applications submitted by homeowners. The objective of the review process is to promote consistent, high quality neighborhood appearance.

Before you make major changes to your landscaping or exterior, you must submit an Architectural Review form for approval. Forms can be found using this link.

https://www.arborridgeonline.com/docs/architectural-review/

Please note that a newly adopted 2026 resolution exempts many projects from ARC review such as complete new roofs if they use an approved color, composite shingles, and does alter the roof structure or profile. The list can be found at this link:

https://www.arborridgeonline.com/docs/architectural-review-exemption-guidelines-2026-01/

Barkdust for Cottage Homes and Along Laidlaw and West Union

Barkdust was applied to the front of Cottage homes and along Laidlaw and West Union. This is paid with funds from the Main and Cottage Reserve Funds. It is done every few years for beautification and to support healthy plant and shrub growth.

Tree Replacement

Tree replacements were completed at various locations. This was done where trees were previously removed. Some of the tree replacements have not fared well and are dying or dead. Showplace, our landscape company is aware of this and will replace the trees again without charge to our HOA. This problem is occurring due to our constant hot and dry climate which makes proper timing of tree planting a major challenge.

Turf Conversions - West Union

The turf conversion projects which were completed are now yielding some good water cost savings. This is so important because like your own home water bills, the TVWD water district has made very high rate increases continuously in recent years.

Due to the hot and dry climate and high cost of water, the HOA Board will continue to explore and implement more water conservation measures.

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. This year we looked at solution options including replacing arborvitaes with a fence which would yield cost savings. Also, we are looking at options to replace them with drought resistant tall bushes.

Crack Fill and Seal Coat Asphalt

Silver Creek, Moon Valley, and Tatum Ranch streets all had regular street maintenance completed with crack and seal coating. This maintenance is a responsibility of Arbor Ridge HOA.

Social Activities

As we do every year, your Arbor Ridge HOA made a contribution to support the 4th of July celebration hosted by our neighboring Charlais community.

Privacy Fence Option to Possibly Replace Arborvitae

To preserve attractiveness, protect home privacy, and fix the problem of dying arborvitae, the Board reviewed bids to install a fence to replace arborvitae along West Union and Laidlaw.

The project would require removal of the black fence, removal of arborvitae, and removal of the white fence. If done, there would likely be 3 phases:

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

However, in 2026 the Board decided to not move forward with the fence option at this time.

2027 Possible Projects and Initiatives

- Wireless, sensor based watering upgrades for the irrigation system. This would avoid irrigating when it rains. This would yield water cost savings. Even moderate savings could be valuable.

- Review the option of replacing dying arborvitae with tall drought tolerant bushes.

- Review the HOA Annual Meeting process to make it less confusing and difficult with some actions having no real good purpose. Current annual meeting rules are 26 years old. If there is a strong, clear, and effective meeting notification system, quorum requirements may not be necessary. Oregon state law does not require quorums and allows electronic meetings.

- Review options to initiate more turf replacement projects and other projects to help conserve water and produce major cost savings.

- Other issues and projects suggested by homeowners and HOA Board Members.

Conclusion

In conclusion, as I say each year, your input is very important. You are encouraged to present your concerns.

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 always please everyone.

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.

Joe Lopez, President, Board of Directors

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)

Notable 2026 Oregon Heat Records & Events

• Broad Context: NOAA data confirmed that the summer of 2026 ranked among the hottest on record nationally, fueling severe drought conditions and an active wildfire season across the Pacific Northwest.

• June 14, 2026: Portland reached 94 degrees, breaking the previous daily record of 89 degrees set in 1988.

• July 21, 2026: Portland recorded its first 100-degree temperature of the 2026 summer season, prompting a Multnomah County state of emergency and heat advisories across the Willamette Valley.

• October 4, 2026: Abnormally hot early-autumn weather threatened a 74-year-old record in Portland when temperatures climbed into the mid-80s (the prior record for the date was 84 degrees set in 1952).