

# Arbor Ridge

Homeowners Association Newsletter

[www.ArborRidgeOnline.com](http://www.ArborRidgeOnline.com)

February 2014, Issue 1

*Welcome to our issue of....*

***"Spring is Around the Corner"***



## ***Home Maintenance***

Please note that the ***Annual Home Maintenance Inspection will take place in May.*** During the inspection, Management will compile a list of all homes that need exterior cleaning, painting, gutter cleaning, moss removal, pressure washing, etc. Homes that require attention will be sent a notice with the recommended repairs. We understand that no one likes to receive letters telling them that they need to pressure wash the siding or get on a ladder and treat moss on top of the roof but, in order to preserve our home values and keep the community aesthetically pleasing, we need to adhere to the Governing Documents and maintain our homes in a clean and attractive condition and in good repair. To prevent additional notices and fines from being assessed to your account, please take the time to read, respond and address the necessary maintenance.

## ***Vinyl Siding Maintenance***

### ***How do I remove mold and mildew?***

Small spots of mold and mildew can be handled with cleaners such as Fantastik® or Windex®. For larger sections, a solution of vinegar (30%) and water (70%) has proven successful. Alternatively, you could try the following solution: 1/3 cup (2 2/3 ounces) powdered laundry detergent (e.g., Tide®, Fab®, or equivalent), 2/3 cup (5 1/3 ounces) powdered household cleaner (e.g., Spic & Span®, Soilax®, or equivalent), 1 quart (32 fluid ounces) liquid laundry bleach, and 1 gallon (128 fluid ounces) of water. Another excellent product on the market is **30 Second Cleaner®**. You can find this product at any home improvement store.

**AS A REMINDER - Please use caution and wear protective gear when handling hazardous chemicals**

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### *Refuse Containers*



Have you ever received a letter for leaving your garbage can or recycling bin out in the street – and it wasn't your receptacle? We would like to suggest that you use a black marker or colored tape and place your house number on your own garbage cans and recycling bins. This will be most helpful in making sure that you do not receive any reminders that aren't truly yours.

Don't forget to remove your receptacles from the street or sidewalk as soon as possible after pick-up!

### *Spring Projects/Architectural Requests*

Spring is time for projects, painting, and landscaping yard modifications. Don't forget to fill out an Architectural Request 30 days in advance of when you want to start a MAJOR project. The Board is usually very prompt in responding but needs that time to accommodate everyone's demands. Please plan ahead for a hassle free project.

### *Irrigation Lines – Important FYI*

If you are going to install your own irrigation system, do not attach to the community irrigations lines. Call The Management Group (TMG) with any questions or before you begin your project for advice and direction on this importance compliance.

### *Dryer Vents*

Is your dryer running too hot? For safety and more efficient dryer use, it is recommended that the dryer vent system and surrounding areas be cleaned on a regular basis. Improper installation or maintenance of the home dryer can pose a serious fire risk. A leading factor contributing to dryer fires is failure to clean lint from traps, dryer hoses and areas surrounding the dryer. You may need to hire a professional to clean the remote areas of the dryer vent system.

### *Unsubscribe to Unwanted Papers*

Are you tired of adding newspapers and advertising publications to your recycle bin each week? Tired of scraping soggy newspapers off of your driveway? Unsubscribe!

It's simple. Call the Oregonian at (503) 221-8240 and press 0. Do you like to read *Foodday*, and other publications but prefer paperless subscriptions? Visit [www.oregonlive.com](http://www.oregonlive.com).

### *Holiday Decorations*

If you have not yet removed your Christmas lights or decorations then please do so as soon as possible.

## *Easter Egg Hunt – Looking for Volunteers*

The Social Committee will be hosting our Annual Easter Egg Hunt. Communications will be posted on the website when details have been finalized. If you would like to participate, please contact Lynda DuLong at [Lynda.dulong@tmgnorthwest.com](mailto:Lynda.dulong@tmgnorthwest.com) or Lisa Walker at [lisa.walker16732@gmail.com](mailto:lisa.walker16732@gmail.com).



## *Neighborhood Watch*

**Neighborhood Watch** is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer.

Benefits of having a Neighborhood Watch:

- **Improved livability**
- **A team concept of neighbors working together**
- **Knowing your neighbors and looking out for one another**
- **Improved home security**
- **A partnership with the Sheriff's office**

To sign up for a monthly e-newsletter, Sheriff's Office News, click on the link below:

**Sign up for Sheriff's Office News today!**

**Website:** <http://www.co.washington.or.us/sheriff/>

## *Washington County Dog Ordinance*

Excessive barking is a violation of County ordinance. The County code says that it is a violation for a dog to disturb the peace, comfort, or health of any person of reasonable sensitivity by making loud, long, unnecessary and continuous noises.

If a dog barks more than 5 minutes of any 15 minute interval during the day, that may be considered a violation of County code.

### **Running at Large**

It's against the law to allow your dog to run at large. People are often confused by exactly what the law does – and doesn't – allow owners to do.

A "Dog at large" is defined as a dog that is off or outside of the premises of its owner; not restrained by a rope, leash, chain, or other similar means; or not under the immediate control, restraint, or command of its owner or keeper. If a dog is not restrained by a leash or tether of some kind, is not at heel, or not a working dog in the field, the dog is considered to be "at large." Dogs are permitted to run inside an approved off-leash park.

## Natural Habitat Update



In keeping our Natural Habitat beautiful, the Arbor Ridge HOA is monitoring and managing an on-going review and maintenance program. Several resources are assisting in keeping and managing the compliancy of our Natural Habitat. This is inclusive of water level control, debris removal and vegetation enhancements. Please let us know if you have any questions in support of keeping the Natural Habitat beautiful.

### What's Happening/Important Dates

#### Arbor Ridge HOA Meeting Dates

- **Tuesday, April 22:** Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3<sup>rd</sup> Floor)
- **Tuesday, July 22:** Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3<sup>rd</sup> Floor)
- **Tuesday, October, 21:** Annual Meeting @ 5:30 p.m. at Bethany Elementary School

#### Arbor Ridge Social Event Dates

- **Easter Egg Hunt:** George W. Otten Park, Saturday, April 19 @10 a.m. - 12 p.m.
- **Annual Community Garage Sale:** Saturday, June 14 @ 9 a.m. – 12 noon.
- **July 4<sup>th</sup> event:** John Marty Park, Friday, July 4 @ 8 a.m. – 12 noon.
- **National Night Out:** John Marty Park, Tuesday, August 5 @ 6pm-9pm
- **Holiday Lighting Contest:** December 15-20



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**Cut out and put on Fridge**

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