

Arbor Ridge

Homeowners Association Newsletter

www.ArborRidgeOnline.com

June 2015, Issue 2

Welcome to our newsletter in getting ready for...



Architectural Review Board Function

Our Homeowners' Association Board assures that a review process is in place. The objective is to promote a consistent, high quality neighborhood appearance. The process is an organized function that is based upon Homeowners Association Covenants and Restrictions and our By-Laws. This information can be viewed on our ArborRidgeOnline.com website. Please note: **Before you make any major changes to your landscaping (both for the Master Collection and The Cottage Collection) you need an Architectural Review for approval.** For your convenience, the form for asking for a review can be found on our website in the Forms & Documents section, and then click Documents to bring up the form. Please let us know if we can assist you.

(TMG Contact information is furnished at the end of this newsletter.)

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Home Maintenance



Spring is a good time to get outside after a long winter season. It is also the time to start to address the winter wear and tear, and spruce up the exterior of your home. Recently, a drive-through of the community was performed and many homes are in need of routine maintenance. As mentioned in the February Newsletter, **Owners will be receiving notices within the next few weeks asking to remove the moss from the roofs, paint your trims, power wash your siding, clean the gutters, etc.** 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.

The following information provides a few tips that you can do to keep up on the maintenance and appearance of your home on a regular basis:

- Check all **exterior caulking** around windows and trim/siding intersections. If you see caulking separations, cut away the old caulk in that area and reapply new exterior caulk.
- Many of the homes have not been painted since original construction – exterior trim of the home needs to be **re-painted** this year.
- Check **gutters** for debris and leaks. Remove all debris and repair any joints that are leaking with a gutter sealant from your local building supply store. Loose gutters should also be reattached so water does not run behind the gutter and cause problems with soffits or damage the fascia boards. Many gutters are also stained and need to be cleaned using bleach and water.
- Check **roofs** for moss growth and damaged or lifted shingles. Check around any penetrations for cracks or deteriorated caulking. This can be done easily with binoculars from the ground if ladders are not your thing.
- The ground slopes away from your home about one inch per foot and the ground is at least 6” below the siding of your home.
- **Soft wash** and keep the exterior siding, fencing, front steps, and walkways clean and clear of debris, moss, phone books, newspapers etc.

Landscape Maintenance



Many of our community members have struggled to keep their lawns and parking strips looking green and healthy throughout the summer. This is a good time of year to let you know what one neighbor has done to keep his yard in good shape year round at a reasonable cost:

At the beginning of spring:

Purchase two bags Scotts Lawn Soil (1.5 cu. ft. bag), approximate cost \$5.77 per bag.

Purchase one bag J&B Lawn Seed Sun & Shade Mix (8 lb. bag), approximate cost \$17.97.

Place a handful of lawn soil in the holes in the lawn, put seed on top of the lawn soil, and cover with more lawn soil. Water daily for 7 days; in 7 to 10 days you will see the seed sprouting up.

In early June:

Purchase one bag Scotts Summer Guard Fertilizer (5000 sq. ft. bag), approximate cost \$14.00.

Put it on the grass every 4 to 6 weeks. The clay soil needs these nutrients to feed and loosen the soil.

Once a year, in June or July the lawn should be aerated and thatched. Whenever temperatures are above 95 degrees, water deeply or the soil will turn to hard clay. Deep watering (1 hour) at least once a week will help your grass roots grow deeper into the soil. You should also sprinkle seed into the lawn during the summer months to help fill in spots. It really doesn't take much work to keep the lawn green and full. Just look at the Common Area, they have the same soil and get the same amount of sun as all of us. The landscapers just mow, fertilize, and water.

At the beginning of fall:

Purchase one bag of Scotts Winterizer (5000 cu ft. bag), approximate cost \$14.00.

Put it down at least twice before winter arrives.

Both fertilizers will usually last for two seasons.

Tree Pruning and Yard Maintenance



This is the time of year where landscaping and yard maintenance become more noticeable. Remember that each Owner is responsible for pruning their own shrubs and trees.

Please note that Owners will receive violation letters for the following:

- Any lawn or parking strip where the grass and/or weeds are substantially taller than the neighboring yards;
- Any yard or parking strip in need of water or fertilizer;
- Any yard where there flower beds need to be weeded;
- Any yard where the bushes and trees need to be trimmed;
- Any yard that has trash or debris on the porch;
- Any violation of sign placement (advertisement, for rent, for sale, etc.) Refer to your Rules and Regulations;
- Any home where the home address numbers are not visible to the street. Please prune the shrub or tree or move the numbers to a visible location.

Please contact The Management Group, Inc. if you have any questions about yard maintenance. Don't forget to submit an ARC application if you plan on making any exterior modifications to your home or yard.



Washington County requirements for Street Trees:

The fall and early winter is a good time to prune your trees. As Owners, you are responsible for the trees in your yard and parking strips adjacent to your property. Washington County requires that street trees be trimmed to a 13' minimum above the roadway to insure unimpeded parking and maintenance of the city streets. This will also help to avoid unwanted materials from being washed down storm drains. And, in order to prevent pedestrian traffic from being hindered when using public sidewalks, trees must be trimmed 8' above sidewalks, and shrubs may not extend past the sidewalk edge. You must trim any vegetation on or abutting your property which has grown to the point where it restricts sight distance to ensure public safety.

Washington County also requires that Homeowners repair the sidewalks in front of their homes if they are buckled and pose a safety issue for pedestrians, bicyclists, wheel chairs, or any type of sidewalk traffic. The

Homeowner's Association is not responsible for maintenance of the sidewalks in front of your homes, individual owners are.

As a reminder, Washington County required the planting of the trees in the parking strips (areas between the sidewalk and streets). These trees are the responsibility of the Homeowner, not the Association and shall be regularly maintained.

Master/Main Homes Landscaping Committee (We need volunteers to join)



...“Sharing passion to create community beauty”

The Board of Directors would like to announce a newly forming committee, The Master/Main homes Landscaping Committee.

The Masters/Main homes landscape committee will offer ideas/direction and join with the Architectural Review Committee (which is a board function at this time) and offer perspective and approval that the end results would help modify submissions materials during and after installation time.

Here are additional functions of the committee:

- Help with recommending/suggesting plants to be used both for inquiries of homeowners and enhancing common areas with landscaping (i.e., develop short and long term plans to improve specific areas, including main entries.)
 - Assist with surveying the trees and shrubs and develop a maintenance plan for their trimming, health, and growth (a monitoring program to support our current initiatives in place).
 - As we know with the Masters/Main we cannot remove trees etc., but could possibly develop plans to suggest the replacement of certain trees, shrubs, and flowers with ones that require less water or care.
 - Find a border or peripheral area of the association to place replacement shrubs over a period of time so that when one dies, it can be replaced with a similar-sized one.
- To offer suggestions/directions when asked: create a set of specifications for the contractors that will work on the landscaping (keeping in mind what the owners are willing to pay for and have budgeted for.)

Newly forming Irrigation Committee (We need volunteers to join)



The Arbor Ridge Homeowners Association is looking for volunteers to join a newly forming Irrigation Committee who will be entrusted with reviewing the irrigation system within the community. This committee will help the Board in deciding what new system should be installed. Should you wish to volunteer please contact Lisa Walker at Lisa.Walker16732@gmail.com. At this time the landscaping company has advised to conduct research on irrigation systems as new and improved systems are due to be made available on the market soon.

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.

Please note: *Do not go into the wetland water areas – for your safety. The water could be contaminated.*

www.ArborRidgeOnline & [TMG Websites](http://www.tmgassociation.com) (Please visit both!)

All homeowners have access to both www.arborridgeonline.com as well as The Management Group's maintained site at www.tmgassociation.com. Arbor Ridge Online offers community updates and information accessible at the click of a mouse. Information is easily accessible for all Homeowners. Should you wish to make a payment you can utilize the TMG managed site. Community information and updates will always be accessible to homeowners via these sites. We invite you to visit this site and see for yourself!

Bridge Cleaning

The bridge in the community is scheduled for cleaning. The wetland area enhancement project has been a main focus this year.

Arbor Ridge Annual Community Garage Sale (Please join us, thank you!)



Our upcoming Arbor Ridge Annual Community Garage Sale. Large signage will be placed at main entrances and it will be advertised on Craig's List also.

Date: Saturday, June 13th, 2015

Time: 9 am - 2 pm

**Please note: if you would like you may have your home garage sale continue past 2 pm, and on Sunday, June 14th.

Here are some tips to have a successful garage sale:

1. Collect the clutter around your home.

2. Have a plan. A successful garage sale does not happen without organization. At least a week before the sale, go through your home from top to bottom and clear out clutter. At least 2-3 days before the sale, take an afternoon to price everything and organize it. And then the day before, get the cash on hand to manage your cash drawer (for example: a roll of pennies, roll of nickels, roll of dimes, roll of quarters, 20 dollars in dollar bills and 20 dollars in fives).

Do not wait until the last minute to pull off a garage sale :)

3. Clearly mark your prices.

4. Price things to sell.

5. Mark things down as the time goes and closing time approaches.

Looking forward to seeing everyone and thank you for your support (...the more homes that participate, the more this creates a successful day for everyone).

Arbor Ridge & CWN July 4th Social Event (Volunteers needed- Thank you!)



WE NEED YOU!!!

Please sign up to volunteer at the link below

It is that time of the year again! Our Community Fourth of July event is underway and coming up quick. We are in **desperate** need of volunteers for this event on Saturday, July 4th. The event cannot be run without your help. If we do not get volunteers for these shifts listed below, certain events will be shut down until we are able to get a volunteer to supervise.

If you have 30 to 45 minutes on Saturday, July 4th to spare for this event please sign up online for open volunteer needs at:

www.SignUpGenius.com/go/30E0B4FAAA82FAB9-4thofjuly2/4047381

In thanking you for your time....Each volunteer will receive a free skip to the front of the line at all the events for each of the kids in their immediate family. No kids? Then the skip to the front of line pass will be given to you to use or give to someone whom you choose.

Thank you for all your help and if you know someone who is interested in helping out please pass on these communications.

A great big thank you for all of you for lending your support! We are looking forward to seeing you soon!

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/>

**Also to join our Arbor Ridge Neighborhood Watch Program, please email Lisa Walker at: Lisa.Walker16732@gmail.com

What's Happening/Important Dates

Arbor Ridge HOA Meeting Dates

- Tuesday, July, 21st: Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3rd Floor)
- Tuesday, October, 20th: Annual Meeting @ 5:30 p.m. at Bethany Elementary School

Arbor Ridge Social Event Dates

- Annual Community Garage Sale: Saturday, June 13th at 9 am – 2pm
- July 4th Event: John Marty Park, Saturday, July, 4th 2015 at 8:45 am – 12 noon
- National Night Out: Tuesday, August 4th (location and time to be determined)
- Holiday Lighting Contest: December 14th-18th



Visit us

at: www.ArborRidgeOnline.com



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PROPERTY MANAGEMENT SALES | LEASING Management
Group



Cut out and put on Fridge

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