

Arbor Ridge

Homeowners Association Newsletter

www.ArborRidgeOnline.com

March 2016, 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 March**. 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.

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Arborvitaes landscape design standards & lot maintenance resolution

In the month of March 2016 a new resolution is being formed by the Board of Directors. You will be receiving a copy of this resolution whereas, The Board of Directors shall have the power to adopt and publish rules and regulations governing use and maintenance. The focus of this new resolution being put in place is to keep in harmony of external design and uniform look, rules and regulations of the Association and of Washington County, Oregon. This new resolution will be defined as Declaration of Covenants, Conditions and Restrictions (CC & Rs) required of lot landscaping in an attractive, neat, orderly, trimmed and cut conditions at all times, free of brush weeds and debris and in compliance with the Street Landscaping Plan. This will be to the extent such plan is applicable, including sidewalks and street trees. (**please note: provisions includes the area between the property line of any lot to the nearest curb).

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.

Grilling Safety

There's nothing like outdoor grilling. It's one of the most popular ways to cook food. But, a grill placed too close to anything that can burn is a fire hazard. They can be very hot, causing burn injuries. Follow these simple tips and you will be on the way to safe grilling: Propane and charcoal BBQ should only be used outdoors, The grill should be placed away from home, deck railings and out from under eaves and overhanging branches, Keep children and pets at least three feet away from grill area, Keep your grill clean by removing grease and fat buildup from the grills and trays below the grill, Never leave your grill unattended, and Always make sure your gas grill lid is open before lighting it. With Charcoal Grills, there are several ways to get the charcoal ready to use, if using a starter fluid, use only charcoal starter fluid and never add charcoal fluid or any other flammable liquids to the fire. When you are finished grilling, let the coals completely cool before disposing in a metal container.

CO2 Poison Prevention

Safety is an important focus of Arbor Ridge's HOA. Please see below a guide detailing and overview of safety tips to prevent CO2 Poisoning in your home:

CO2 Poison Prevention

Carbon monoxide, or CO₂, is a poisonous gas that can be particularly dangerous because it is colorless and odorless. Headache, nausea, dizziness and even permanent brain damage or death can occur. People die each year from accidental CO₂ poisoning.

To prevent CO₂ poisoning in your home, be sure to educate your family about the following causes of CO₂ poisoning and how to prevent exposure to this deadly gas:

- **Install CO₂ detectors throughout your home:** This is incredibly important, especially in hallways near sleeping areas, and follow the manufacturers' instructions for testing and replacing. Keep detectors unobstructed by furniture or draperies.
- **Never use your gas oven or clothes dryer to heat your home:** Do not cover the bottom of natural gas or propane ovens with aluminum foil; doing so blocks the air flow through the appliance and can produce CO₂.
- **Do not use portable generators indoors:** This includes in garages, carports, storage sheds and the like, even with doors and windows open. On that note, never leave a car running in a garage, even with the garage door open. In both instances, CO₂ can quickly build to lethal levels, whether the space is fully or partially enclosed.
- **Do not place pressure washer engines indoors:** When using pressure washers outdoors, keep engines away from open windows, doors or vents during use, as CO₂ can seep inside through the openings.
- **Hire qualified professionals to install new furnaces and appliances and to inspect and service your HVAC system, chimneys and flues:** Never service fuel-burning appliances without proper knowledge, skills and tools; you should always refer to the owners' manual when performing minor adjustments or performing maintenance on fuel-burning equipment.

- Never use portable fuel-burning camping equipment or burn charcoal indoors: In particular, do not operate unvented fuel-burning appliances in any room where people are sleeping.

Above all, remind members of your community of the basic facts and prevention techniques associated with CO2 poisoning; it could save lives.

Holiday Decorations

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

Newly formed Master Landscaping committee – is looking for new committee members – Volunteers needed

A newly formed Master Landscaping Committee has been formed. If you would like to participate in this important contribution to the board, please contact Lynda DuLong at Lynda.dulong@tmgnorthwest.com or Ken Walker at kenwalkerarhoa@gmail.com.



Easter Egg Hunt – Looking for Volunteers

The Social Committee will be hosting our 5th 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 or Lisa Walker at 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/>

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 keep your dogs on leashes and pick-up after them (Thank you!)



What's Happening/Important Dates

Arbor Ridge HOA Meeting Dates

- **Tuesday, March 29th:** Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3rd Floor)
- **Tuesday, June 28th:** Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3rd Floor)
- **Tuesday, September 27th:** Homeowners meeting @ 6:30 p.m. at Avamere Retirement Center Bethany (3rd Floor)
- **Tuesday, October, 25th:** Annual Meeting @ 6:00 p.m. at Bethany Elementary School

Arbor Ridge Social Event Dates

- **Easter Egg Hunt:** George W. Otten Park, Saturday, March 26th @ 10:00 a.m. – 12:00 p.m.
- **Annual Community Garage Sale:** Saturday, June 11th @ 9:00 a.m. – 2:00 p.m.
- **July 4th event:** John Marty Park, Monday, July 4 @ 8:00 a.m. – 12:00 p.m.
- **National Night Out:** TBD (place & time)
- **Holiday Lighting Contest:** December 19th-23rd.



Visit us at:

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Cut out and put on Fridge



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