

Arbor Ridge

Homeowners Assoc. Newsletter

www.ArborRidgeOnline.com

October 2015, Issue 3

Welcome to our issue of....



It is time for the leaves to begin falling! Please make sure street drains are clear of all obstructions so that when the rainy season gets started, the streets will be clear of leaves and standing water. Our CC&R's require all of us to maintain our property "...in an attractive, neat, and good condition...." Your ongoing support and hard work is appreciated so much by all that live within our Arbor Ridge Community. Thank you for keeping it beautiful.



What is the Architecture Review Committee & Board Function?

Our HOA Architecture Review Committee 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 our HOA Covenants and Restrictions, and our Bylaws.

Please contact our property management group for any questions. Information regarding pre-approval requests and other ARC information can be found by visiting <http://www.arborridgeonline.com/>, or by calling or emailing Lynda DuLong at TMG, 503-598-0552 or Lynda.dulong@tmgnorthwest.com.

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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 in the 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 home, individual Homeowners 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.



With fall on the way and the chance of freezing weather this winter it is a good idea to winterize your sprinkler system. If the outside temperature gets too cold, for too long, it is possible that the sprinkler lines will freeze and bust. If this happens you will not know until the weather warms up again. Most of the time this happens in the spring time when the system is turned on and there are areas where the water is coming up through the lawn.

There are 3 main ways of winterizing your system: Manual drain, automatic drain, and pressure blow out. Most systems here in Oregon do not have the automatic system, so manual drain or blow out will be needed. If you are not sure of what type of system you have, contact a landscape company that does this type of work, or a handyman that also does this type of work. You can also contact a plumber, but they do charge a higher rate.

How to Winterize Your Air-Conditioning Unit the Right Way



Step 1 – Clean out the area surrounding your unit. Make sure there aren't any leaves, sticks, branches, bushes, clutter, or debris in the two-to-three foot radius around your air conditioner. This will help prevent clogging, rust, and damage to your unit. Plus, it discourages any animals from taking up a cozy residence in your system. Fact – animal damage is one of the main causes of damage to air-conditioning units.

Step 2 – Run the air conditioner for about 5 minutes once a month. Some may elect to run it on the 1st day of the month, as an easy reminder. This is meant to prevent visits by repair personnel when you go to use it for the first time in the summer months. But, this is still not a guarantee that something else could go wrong.

Keeping your air-conditioning unit in good working order doesn't take a long time, but can have long-term benefits. If you take care of your system throughout the winter, you can rest assured you'll have a crisp and cool summer!

Mailbox project update and completion



The Board of Directors is happy to report that during the last several weeks of summer all Community mailboxes were thoroughly washed, tape residue removed, painted, and a customized label on each side was affixed stating:

No advertising or flyers on mailboxes.

Thank you, Arbor Ridge HOA

Parking Overview:



The streets within the Community are public streets and all Owners are subject to County rules and ordinances.

You can report abandoned vehicles by calling the Washington County Sheriff's Office at (503) 846-2700. The following information is information the caller will need to provide:

A description of the vehicle

The license plate or VIN

The location of the vehicle

The length of time the vehicle has been at the location

Your name and a contact number or address. This information will be kept confidential and must be provided or they cannot process your complaint.

Please see the Washington County website for more information at www.co.washington.or.us.



Tuesday, October 20th

Please join the ARHOA Board at the Bethany Elementary School, 3305 Northwest 174th Avenue, Portland, OR 97229 on **Tuesday, October 20th at 6:30 PM** for our Annual Meeting.

This is a mandatory meeting that must be held each year by the Homeowners Association according to Oregon ORS 94.650. It is required that we have a quorum to do the necessary business of the Homeowner Association. **A quorum** is the minimum number of members of a deliberative assembly (a body that uses parliamentary, such as legislature) necessary to conduct the business of that group.

We need 143 in person, or by proxy, to meet quorum requirements.

*******There will be a raffle drawing with prizes for the individuals who attend "in person" at the meeting. (One raffle ticket per household, with a proxy turned in, in person)**

The Community can reach quorum in two ways. You can **attend the Annual Meeting** or send in a proxy, which must be filled in properly and received by the Board at or before the Annual Meeting.

The ARHOA has four (4) positions available on the Board. We would like to elect people for these positions at the Annual Meeting. If you have an interest in serving on the Board please attend the Annual Meeting on October 20th, 2015.

Halloween Safety for the Kids

Kids love Halloween! They get to dress up and get free candy! What a perfect holiday! Give your kids some precious Halloween memories that they'll have for life.

Some of you kids already know things that you can do to be safe; like how to cross the street, not to talk to or go with strangers, and things like that. But we adults know how exciting Halloween can be and that can make you forget to be careful.

Here are some tips that we have just for you kids, to help keep you safe on Halloween night! Some of these ideas are called "common sense" ideas that means that they are things that you should know and use every day in life. You are never too young to learn!

⚠️ Never, ever go into a stranger's house or even ring their door for treats unless your parents are with you and say that it's okay. There are some people in life that aren't very nice to kids and you have to be careful. Always make sure that your mom or dad is within sight when you go out trick-or-treating.

⚠️ Be careful when you cross a street. Make sure to look in both directions and make sure that there are no cars coming. If you have a little brother or sister with you, take their hand and help them get across the street, too. If the street has a stop light, wait until the cross walk light tells you that it's okay to cross now, but still check before you cross, look both ways.

⚠️ If you are an older kid or young teen, and going out with friends, make sure that your parents know where you are going and who you are going with. This may seem like a pain but they are your parents and they love you. They just want you to be safe.

⚠️ If you can drive and are taking a bunch of friends to a party, make sure that you have enough gas to get there. You don't want to run out on a dark street, all alone, like a bad horror movie!

⚠️ If your parents give you a curfew, be home when they say. It builds trust between you and them and they are doing it for your own safety. If you are going to be late, call them and let them know.

⚠️ Vandalism is never cool! Throwing eggs at cars and houses is not cool. Someone has to clean it up and if you get caught, it could be you. You can also be arrested and punished as a juvenile. So, don't think that it's fun only if you can get away with it. It's never the right thing to do! Think about how you would feel if someone did that to your house and how bad it would make you feel.

Have some good, clean fun on Halloween and keep it safe so that your parents will trust you for many Halloweens to come! Showing them how responsible you can be will give you a feeling of pride and make them see just how adult you really are.



Local news and support group advertisement:



Viva Village is a volunteer-driven, grass-roots organization working to enable Beaverton-area residents to age in their own homes, with the support of a network of volunteers and service providers. When Viva Village launches in late 2016, members will benefit from our community-based network for connections and supports and from our volunteer and vetted vendor help with such things as transportation and assistance with household, technology, and health care needs.

Viva Village is organizing now. Would you like to participate in the planning and development process? You can learn more about Viva Village, benefits to you, plans for the future and volunteer opportunities by attending a short presentation on October 24, 10:30 a.m. to noon at the Beaverton City Library.

To find out more, visit vivavillage.org, call [503-644-7417](tel:503-644-7417), or send an email to VivaVillageOR@gmail.com

*****Please note this is not an endorsement by Arbor Ridge HOA***

Did You Know?

-We have a website. Please register when you can at: www.ArborRidgeonline.com .

-All Newsletters, Meeting Agendas, Meeting Minutes and important documents are posted on our Website.

-Please drive safe in the Neighborhood. Arbor Ridge is full of children and other residents using our neighborhood for play and exercise. The streets are narrow and sometime people cannot be seen. Parking your cars in the garage and driveway helps increase visibility on the streets and of kids playing in the street. Please watch out for our kids!

-The Board and the Management Group receive numerous complaints on the following items; yards not being kept up to Community standards, garbage & recycling cans left out all week long, and unapproved changes to property

(including landscaping, construction, and changes to the exterior of homes).

-PLEASE read and abide by our CC & R's. Our CC & R's were written to keep and preserve the integrity of our neighborhoods. If each one of us takes time to remember why we moved here and what we want in a Community and take the time to keep your lots looking nice, we can be proud of our neighborhoods. This is an investment that can only grow in value if we take care of the property and our Community. As we all know, it doesn't take much time for one house to get run down and then before we know it, this will not be the Community we came to be part of.





What is happening?

HOA Board Meetings

October 20th, 2015 **Annual Meeting and elections**
6:30pm at: Bethany Elementary School

Other notable dates

The week of December 14th, Social
Committee's 'Holiday Light Contest'

Friday, January 1st 2016

-Association Fees due

-1st installation of landscape fees due

Cut and put on fridge



The Management Group (TMG)

15350 SW Sequoia Pkwy, Suite 200

Portland, Oregon 97224

Phone/Fax

503-858-1094/503-598-0554

lynda.dulong@tmgnorthwest.com

Executive Community Manager: Lynda DuLong



Committees to join; we would love to have you:

Neighborhood Watch Program

Watch@ArborRidgeOnline.com

Social Committee

Social@ArborRidgeOnline.com

Landscape Committee

Info.Hoa@ArborRidgeOnline.com

Architectural Review Committee

Info.Hoa@ArborRidgeOnline.com

Please Visit our Website for more information

www.arborridgeonline.com