

Arbor Ridge

Home Owners Association Newsletter

December 2006
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www.ArborRidgeOnline.com

Holiday Light Contest

Arbor Ridge Home Owners Association is holding a contest for the most creative homes that have been decorated with lights and decorations in Arbor Ridge. So get out the ladders and décor and show your neighborhood what you can do.

The Judging will be on December 16th, 2006
Prizes are as follows:

Grand Prize: \$100.00 - GIFT CARD TO SAFEWAY
2nd Prize: \$75.00 - GIFT CARD TO FRED MEYERS
3rd Prize: \$50.00 - GIFT CARD TO TARGET

Please make sure all lights and decorations are taken down by February 1st, 2007.



New Management Company

Effective January 1st 2007 we have retained a contract with a new management company to run the associations day to day business and to work with our community and the Board of Directors. After an extensive search and research of several companies The Management Group (TMG) was selected to be our new management company. As of December 31st 2006 we will no longer use Northwest Community Management (NWCM) to provide these services.

In the coming weeks you will receive information on the transition and where to send you assessments, and who to contact as of January 1st 2007. You will continue to contact NWCM until the end of the year.

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It will take approximately 60 days to complete the entire financial and record keeping transition to TMG. TMG will be ready as Jan 1st 2007 to assist our association.

The Management Group looks forward to working with you. If you would like additional information on their company and the services they provide, please go to www.TMGNorthwest.com. Please do not hesitate to call with any questions; they will be happy to assist you!

Please Clean up those leaves and put them in your Yard Debris can. Leaves left in the street can clog storm drains.

Cut out and keep on your fridge!!

The Management Group (TMG)
15350 SW Sequoia Pkwy, Suite 200
Portland, Oregon 97224
Phone / Fax
(503) 598-0552 / (503) 598-0554

E-Mail:

michelleu@tmgnorthwest.com

Community Manager: Michelle Underwood

Exterior Home Improvements

Are you planning changes to your Yard or Home? All Exterior home improvements must be submitted to the Architectural Review Committee (ARC) for approval. This is per your CCR's. You can find information on our web site including the form to fill out and send to NWCM until 12/31/2006 after that send it to TMG.

Looking For Committee Members

We are looking for volunteers to help with our various committees. All that is required is to spend an hour a month to help out either the Architectural Review Committee, Social Committee, Neighborhood Watch Committee, and Special Committees that will be put together for special projects.

Do you have a concern in the neighborhood you may not be the only one. We need home owners like yourselves to help make our community a great place to live. Please contact the board via our email address Info.Hoa@ArborridgeOnline.com or attend a board meeting on the 4th Monday of each month.

We're on the Web!

Visit us at:

www.ArborRidgeOnline.com

Holiday Fudge Recipe

Looking for a quick and easy homemade gift for your friends and neighbors? Here is a recipe for quick fudge.

You will need;

- One 11oz bag of chocolate morsels
- One 11oz container of chocolate cake frosting.
- Melt the two together on the stove or in a microwave until smooth.
- Add nuts if desired.
- Pour into a pan and refrigerate for at least one hour.
- You can top it with powdered sugar or cocoa powder.

Try this recipe with mint, butterscotch, vanilla, the possibilities are endless. Enjoy!



Coyotes

You may have noticed we have some wild neighbors roaming through our wetlands lately. Every few years the coyote's come back into our area. We must remember that this area once belonged to them and we must learn to live responsibly with our wild friends. They will tend to keep to themselves and leave us alone. There are certain precautions you should take to help protect your family, pets and property.

1. Do not feed wild mammals!
2. Feed your pets in the house.
3. Always keep your garage doors closed.
4. Equip all of your windows with properly maintained screens.
5. Keep pet doors locked at night and when not in use during the day.
6. Cover your children's sandbox when not in use to prevent it from being used as a litter box by wild mammals.
7. Enclose compost bins, and lock or securely tighten trash can lids to eliminate food sources for wildlife.
8. You can prevent wild animals from selecting your home as their habitat by increasing the amount of human activity that takes place in your yard. Spending time in your yard each day is one of the most effective ways of keeping wild animals away.

All this information and more can be found on Washington County's Web Site:
<http://www.co.washington.or.us/deptmts/at/dog/services/wildlife.htm>

SMOKE/FIRE ALARM ALERT

With the winter heating season approaching, it is time to check on the combination smoke/fire alarm furnished with most of our homes. Most homes received *FireX* Model ADC Item 4518 units. To keep your families and your homes safe, you need to be familiar with the unusual characteristics of these units and perform periodic maintenance to assure they are still working properly.

The units are extremely sensitive to dust. Even minor specks of dust can cause the units to malfunction - sometimes causing them to emit a warning sound and sometimes they fail without any warning at all. The manufacturer recommends that the units be opened and "blown out" with canned compressed air at least once each year. I can tell you that even "clean" units will have a surprising amount of dust accumulation!

The units are "hard wired" to your electrical service in your house. They are also equipped with standard (short life) 9 volt batteries for back up protection if your electrical power is interrupted. The units are connected in parallel, so if one alarm is out of service (unplugged), the rest of the units should still operate. Also, if one unit detects smoke then all units are supposed to sound an alarm. The alarm for any one unit is quite loud, so be prepared to be instantly alert if your alarms begin to sound!

The Tualatin Valley Fire and Rescue Service told me these units are supposed to be equipped with long life 9 volt batteries that have an expected life of 8 years. A neighbor who sold his house in Arbor Ridge was forced to install long life batteries in each of his alarms before the sale of his house could be completed. Long life 9 volt batteries are hard to find and they are about \$8.00 each. The only place I have found that carries long life 9 volt batteries is Fred Meyer. When you install a new battery you must completely discharge the power in the alarm. To do this you need to open (twist) the alarm away from its mounting base and unplug it. Next remove the old battery and press the test button until the alarm stops sounding. Install the new battery, reconnect the plug, and close the alarm.

When a 9 volt battery grows weak the alarm unit will begin to emit a "chirping" sound. It may be a bit difficult to locate which unit is chirping due to the way sound travels. I sat on a chair under the suspect alarm and read a book until it chirped again.

Each unit has two LED's (light emitting diode). One light is green and should be lit at all times. That light indicates the house current is turned on and flowing through the alarm. The second LED is red and indicates whether it is in normal operation (a one second blink every minute) or if it senses smoke (blinks once per second and the alarm sounds). There is a test point on the face of each *FireX* unit that you can press. If you press this point (it is actually the red LED), the alarm will sound until you release the test button.

A number of web sites have comments from *FireX* users. Most of those who wrote in were dissatisfied with the *FireX* units and had elected to replace them.

The units are made by Invensys Controls of America, 191 East North Avenue, Carol Stream, IL 60188. They have a Technical Support number, 800-445-8299, but it is only operational during normal working hours in the Central time zone. Their regular phone number is 630-260-3400 and their fax number is 630-260-7325. If you log on to their web site at www.icca.invensys.com to tell them of a problem, you will get a computer generated reply that gives you the same hints on "fixing the problem" that are outlined above.

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Did You Know?

Did you know?

- Our CC & R's were written to keep and preserve the integrity of our neighborhoods. Each Homeowner has received a copy at Title Signing of their home. You should be familiar with them and refer to them.

Did you know?

- Section A, article 7 of our CC & R's contains important information regarding the parking of vehicles, trailers and boats.

Did you know?

- Our Board of Directors has been receiving numerous complaints from homeowners about vehicles not conforming to our parking regulations.

Did you know?

- In an effort to remedy this situation, our Board has formed a committee to help enforce this issue. This committee has been established to cite and record vehicles that in violation of our parking ordinances. If your vehicle is cited, you will be liable for towing costs and fines.

Did you know?

- The board and the Management Company receive numerous complaints on the following items; Yards not being kept up to community standards, Garbage & Recycling cans left out all week long, Christmas lights still up and changes to property (including landscaping, construction and changes to exterior 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, take the time to keep your lot looking nice. It doesn't take much time for one house to get run down and then another and before you know it, this is not the community we came to be part of. Be proud of your neighborhood and take pride your in property because this is an investment that we are all part of and Its an investment that can only grow in value if we take care of our property and our community.

What is happening

HOA Board Meetings

November 27 th 2006	7pm	Somerset Christian Church
December 2006	No Meeting	Happy Holidays
January 22 nd 2007	7pm	Somerset Christian Church
February 26 th 2007	7pm	Somerset Christian Church
March 26 th 2007	7pm	Somerset Christian Church

Holiday Light Contest

December 16 th 2006	Judging will occur
December 17 th 2006	Winners Notified

Management Change

December 31 st 2006	NW Community Management stops servicing the association
January 1 st 2007	The Management Group begins servicing the association

Holiday Decoration Removal

February 1 st 2007	Time to remove the Christmas Lights and decorations
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Please Visit our web site for more information.

If you are Interested Please Join our Social Committee by emailing Info.Hoa@ArborRidgeOnline.com