

Arbor Ridge

Home Owners Association Newsletter

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www.ArborRidgeOnline.com

Spring Clean Up

It is time to do your Spring Cleaning on the outside of your home. Our CC&R's require all of us to maintain our property "...in an attractive, neat, and good condition...".

How to start:

1. Look all around the outside of the house from top to bottom, examine your roofs, gutters, siding, garage doors, and wooden trim. Don't forget your sidewalk and driveway. Check for mold, moss, dirt and clean it off. Rent a Spray Washer from Home Depot or Lowes or call a local company out of the phone book - they can power wash your home, driveway, and sidewalk for a reasonable fee.

2. Look around the front and back of your house for dead plants, dead leaves, as well as overgrown hedges and vines. Cut, trim and remove debris. Take pride in your yard and community.

Graffiti

This is a serious concern. There has been an outbreak of vulgar and profane graffiti on some white fences that border paths between through streets and our side streets. The Police said it is not gang related. Each of us should talk to our children and explain this sort of conduct will not be tolerated. We intend to press charges for any persons caught writing on our fences or other property. If YOU see Graffiti, Call Lynda at TMG 503 -598-0552 or send an email to lynda.dulong@tmgnorthwest.com and she will contact Showplace to get it cleaned off ASAP.

If you have a can of GOOF OFF, pour it on a rag and rub the fence down - do not use any other paint or chemical to take off the graffiti - it will not work. If it is left on the fences for too long it is more difficult to remove. Don't wait for someone else to do it - get involved and report it so it can be removed.

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Friendly Reminder for Dog Walkers

Please be courteous to your neighbors when walking your dogs near your home. Please remember to pickup after them and keep to the paths near the green space. The green space areas are for wildlife only and not pets.

Washington County 6.04.030 Animal regulations.

It is unlawful for any person to:

- A. Permit an animal to run at-large;*
- B. Permit an animal to trespass upon property of another;*
- C. Keep a dangerous animal;*
- D. Permit any animal unreasonably to cause annoyance, alarm or noise disturbance at any time of the day or night, by repeated barking, whining, screeching, howling, braying or other like sounds which may be heard beyond the boundary of the animal owner's property;*
- E. Leave an animal unattended for more than twenty-four (24) consecutive hours without adequate care;*
- F. Fail to comply with the regulations applicable to dangerous animals. (Ord. 107 § 3.3, 1991; Ord. 25 § 3, 1968)*

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.

Dog barking Hotline: 503-846-7041 9-5 M-F and 10-5 Sat

Trash, Yard and Recycle Cans

This year we are in full swing of watching Trash, Recycle, Yard Debris Cans and red bins in driveways and the street, or the front porch. Each homeowner has signed and accepted the CC&R's when we purchased our homes in order to keep our homes in top notch standing condition. Trash cans and bins may be place in the street late in the afternoon before pickup. They are to be returned to the side of your house after pick up by end of day. Letters will be issued and fines imposed when trash cans and bins are left in the street or in your driveway the day after pickup.

Lawn: Our lawns will soon see the return of green grass. Unfortunately we will also see weeds and overgrowth of grass in plantings. Remember that your grass, shrubs, and trees need fertilizer and water to keep them healthy and looking good. Shrubs and trees may have grown beyond their intended neat appearance or exceeded safety considerations. You may trim them yourself or hire someone to do it for you. Please attend to any weeds by pulling them or by application of a fertilizer that stops weeds from growing. Weekly mowing and trimming of lawns will avoid non-compliance issues.



Visit us at:

www.ArborRidgeOnline.com



Neighborhood Crime

Neighboring homeowners were alarmed recently when police raided some houses and the tenants were arrested for activity related to selling drugs. Everyone needs to be alert and report any suspected activity of this sort to the Police. Please also inform Lynda Dulong at our management office (TMG) via email lynda.dulong@tmgnorthwest.com or phone 503-598-0552 and she will investigate the issue with the police. We need to keep an eye on our neighborhood to help determine crime and illegal activity from invading our neighborhood.

Neighborhood Watch

We need your help!

You are very important to the success of our Neighborhood Watch Program. Please contact John Michaud to join the team. He can be reached by email at watch@ArborRidgeOnline.com.

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:

Lynda.Dulong@TmgNorthwest.com

Community Manager: Lynda Dulong



Displaying the American Flag

Do you know how to display your American Flag?

Many homeowners are proud to show the American Flag but have not shown proper respect and handling of the flag. Some homeowners have displayed flags that were torn, faded, and left out all night. The proper way to display the flag is covered by Chapter 10 Title 36, a federal law. Here are the most important rules for the proper display of the American flag:

1. Display the flag from dawn to dusk unless it is properly lit all night.
2. Never display a torn flag.
3. Never display a faded flag.
4. If displayed hanging from an overhead area, the blue field with stars should be in the upper left corner when viewed from the street.
5. Never allow the flag to touch the ground.
6. If your flag was not made for severe weather, bring it in when the weather is bad.
7. Flag Disposal location @ the Beaverton Police Station @ Griffith Park in Beaverton.

Parking: Our CC&R's require that each dwelling to have off street parking for at least four vehicles. Garage bays may be counted for the purpose of this requirement. We make an exception for units with one car garages. In that event the requirement will be for off street parking of at least two vehicles. Vehicles parked in the same place for a period in excess of forty-eight (48) hours is not permitted. Recreational vehicles may be parked in an enclosed garage; otherwise they may not remain in the community for a period of more than forty-eight (48) hours.

Landscape Committee

To assure that our landscape remains in top condition, the ARHOA Board created a Landscape committee. The committee walks the Cottage Collection as well as all common areas where the association pays for landscape care and upkeep. We report back to the board when they meet.

They typically walk the association from spring through the fall. We devote 3-4 hours per month to walking and observing the areas. We also meet with the landscape company whenever necessary to assure any and all landscape problems are attended to quickly.

These include replacement of dead shrubs and the trimming of trees and shrubs on an annual basis plus other times when appropriate. Attention to the lawn and any disease conditions that may develop including moss control.

The committee at this time is composed of two members both of whom live in the Cottage Collection. We are always open to more members. If you would like to volunteer to assist the committee to assure our general landscape is maintained at a high level, please contact the ARHOA Board and ask that one of the committee members contact you.

Home care

Moss, mold, and dirt accumulate over the winter and make our homes look neglected. There are a number of ways to clean your shingles, wood trim, concrete surfaces, rain gutters and drain pipes. According to the Rules and Regulations, "Each owner shall be responsible for all maintenance of his or her lot and residence including, but not limited to, the exterior walls, roof, foundation, windows, doors, the yard and all yard improvements, drainage systems and pipes, parking areas, private drives, curbs and walkways in an attractive, neat, and good condition." At the January board meeting there was a discussion about the dirt, mold and mildew that is spreading across the siding and trim of many of your homes and moss on shingles as well as concrete surfaces. This can be remedied with a power washing, which you can either do yourself or you can hire someone to do it for you. Everyone will be held to the same standard for keeping their units clean and attractive in appearance. If you hire a contractor to do the work for you, it is still your responsibility to see that the work is completed according to community standards. If you'd like to work at removing dirt, mold and mildew from your siding and trim, here are some possible cleaning solutions:

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%) may be 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.

Street Tree Trimming

All homeowners other than the Cottage Collection are responsible for trimming their "Street Tree" on the parking strip. Washington County requires branches which over hang the street to be trimmed to a height of 12 feet above the street surface. Branches over the sidewalk need to be trimmed to a height of 8 feet. Lower limbs are a hazard to vehicles and people. Injuries to pedestrians and damages to vehicles are the liability of the homeowner.

Side walks near the street trees

Street trees that are causing the sidewalks to rise or buckle in front of your home please inform Lynda Dulong at our management office (TMG) via email lynda.dulong@tmgnorthwest.com or phone 503-598-0552. We need to see how widespread the issue is and see how to correct this issue for all with the lowest cost available. Homeowners are responsible for their front sidewalk and if anyone trips or falls this is the homeowners responsibility.

Rental properties

Please help us help you and our community. Please be sure to make your tenants aware of the CC&R's, Rules, Regulations, and Community Standards. A better informed tenant will help all of us achieve a more uniform compliance with the above. Better compliance means a more attractive community that will permit you to seek higher rental values for your properties. It will also help avoid letters of non-compliance and the possibility of fines when matters are not properly attended by renters. The Home Owner needs to register their home with TMG as a Rental and provide contact information for the Rental company if applicable in addition to the Home Owners offsite address and phone information. Please contact The Management Group's Community Manager, Lynda DuLong, at 503-598-0552 if you have any questions on this or other matters.

Web Site Documents

On our web site there are several Documents that you will find for reference and that you may need. Please make sure to always go to the web site for updated forms. We are constantly updating the documents and adding new ones that you might need. Please let us know if there is something you are looking for by emailing us @ Info.Hoa@ArborRidgeOnline.com

<http://www.arborridgeonline.com/forms/documents/>

Or go to the Web Site and Look for **Documents** under the **Forms & Documents** Menu

Cottage Homes

- Cottage Homes Landscape Maintenance

Resolutions

- Audit Review Resolution
- Collection Resolution

Home Owner Letter Examples

- Friendly Reminder

This is a friendly reminder that a rule (CCR) has been violated. Please correct it within 14 days. If you disagree with the violation, fill out the included response form and send it back to TMG.

- Notice To Correct

Similar to first letter however slightly more stern. This is a notice to you that you must correct the violation that you had previously been warned about (via Friendly Reminder). If you don't correct it, you will be subject to a fine.

- Fine Notice

A fine has been added to your account. You failed to respond to the first two letters, nor did you remedy the violation.

Each letter has a response form included with it for you to reply back. It is imperative that you respond to these letters by using the response letter or calling the Management Office Directly to let them know that you are remediating any issues or you need to talk it over with the HOA and/or Management Office.

Schedules

- Fine Schedule

Architectural Review Documents

- FCC Satellite Document

- Arbor Ridge ARC Form (pdf)

- Arbor Ridge ARC Form (doc)

Did You Know?

Did you know?

- We have a revamped web site.

Did you know?

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

Did you know?

- TMG and the Board of Directors have been receiving numerous complaints from homeowners about vehicles not conforming to our parking regulations. Please park your vehicles in your garage or driveway.

Did you know?

- Please Drive Safe in the Neighborhood. Arbor Ridge is full of children playing others using our neighbor hood for play and exercise. The Streets are narrow and sometime people can not be seen. Parking your cars in the garage and driveway helps free up the visibility of kids playing in the street. Please watch out for our Kids!

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

March 29 th 2010	7pm	Somerset Christian Church
May 24 th 2010	7pm	Somerset Christian Church
July 1 st 2010		Landscape Fees due - 2nd installment
July 12 th 2010	7pm	Somerset Christian Church
September 27 th 2010	7pm	Somerset Christian Church
October 25 th 2010 Annual Meeting and elections	7pm	Somerset Christian Church
November 15 th 2010	7pm	Somerset Christian Church
Saturday January 1 st 2011		Association Fees due
Saturday January 1 st 2011		Landscape Fees due - 1st installment

Neighborhood Watch Program

watch@ArborRidgeOnline.com

Initial Organizational Meeting TBD

Neighborhood Garage Sale - Saturday June 5th 2010 7am - 2pm

Ice Cream Social - Saturday August 21st George Otten Park - 2:00pm till 4:30pm

Please Visit our web site for more information.

To join a committee email Info.Hoa@ArborRidgeOnline.com or attend a HOA board meeting.