

Arbor Ridge

Home Owners Association Newsletter

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www.ArborRidgeOnline.com

Fall Season

It is time for the leaves to fall, please make sure the 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...".

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.

We 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.

We can contribute to keeping our community in good shape. If a dead tree, shrub, or other issue is noticed on the property then don't hesitate to contact our property management group. If a water sprinkler spraying like a water fountain or spraying the street and not the grass then call or email Lynda DuLong at TMG 503-598-0552 or send an email to lynda.dulong@tmgnorthwest.com

The committee at this time is composed of three members that live in the Cottage Collection. We are looking for a lead person to walk the community and report back to the HOA Board and willing to work with the landscape contractor. 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.

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Annual Meeting is October 25th

Please join the ARHOA Board at Somerset Christian Church, 16255 NW Bronson Rd, Beaverton, OR 97006 on **Monday October 25th at 7:00pm** for our Annual Meeting.

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

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 two positions available on the board and one Director opening for a director at large. The two open positions are for 3 year term and one two year term. 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 25th 2010.

Do you have a Newsletter or Web Site Idea? We would love to hear from you. Email the HOA Board @ Info.Hoa@ArborRidgeOnline.com

Did You Know?

- We have a revamped Web Site.
- All Newsletters, Meeting Agendas, Meeting Minutes and important documents are posted on our Web Site.
- 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.
- Please Drive Safe in the Neighborhood. Arbor Ridge is full of children and others using our neighborhood 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!
- 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, Holiday lights still up and unapproved 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 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 25th 2010 **Annual Meeting and elections** 7pm
November 15th 2010 7pm

Somerset Christian Church
Somerset Christian Church

Other notable dates:

Saturday January 1st 2011

Association Fees due
1st installment of landscape fees due

Neighborhood Watch Program

watch@ArborRidgeOnline.com

Initial Organizational Meeting TBD

Please Visit our web site for more information.

To join a committee email Info.Hoa@ArborRidgeOnline.com or attend an HOA Board Meeting.

Cut out and keep on your fridge!!

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