

Arbor Ridge

Home Owners Assoc. Newsletter

www.ArborRidgeOnline.com

October 2012, Issue 2

Welcome to our issue of....



It is time for the leaves to begin falling, so 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 Landscape Committee Function?

Our HOA Landscape Committee assures that our landscape remains in top condition, the ARHOA Board created the Landscape committee. The Committee routinely walks the Cottage Collection as well as all common areas where the association pays for landscape care and upkeep. They report back to the Board when they meet.

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

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

Thank you to the Landscape Committee



In the month of June and July the Arbor Ridge HOA Landscape Committee volunteered their time, working in small groups, pruning the shrubbery and trees on the entire strip of NW West Union Road. The tree's dead branches and thinning were done, to enhance the beauty of the landscaping. But more than that, conversation was had, laughter was heard, and community Neighbor's friendships were united. The contribution of the Landscape Committee has saved the Home Owners Association a great deal of monies, which is greatly appreciated by all within the community.

Thank you to the Arbor Ridge HOA Landscape Committee for their years of dedication, and volunteering of their time to make our community beautiful.



Annual Meeting is October 23rd

Please join the ARHOA Board at the Bethany Elementary School, 3305 Northwest 174th Avenue, Portland, OR 97229 on **Tuesday, October 23rd at 6:30 PM** 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 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 three (3) 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 23rd, 2012.

Neighborhood Watch /Sheriff Pat Garrett Presentation

*********Our Neighborhood Watch program is developing and going strong. On August 7th, the Social Committee had a special event, National Night Out, which several of you attended. We had the Sheriff's Department attending, hotdogs, an ice cream social and children's raffle. The gathering really kicked-off our new initiatives and supported our strengthening of our community united to create a safer neighborhood. **At**

our Annual Meeting it is our pleasure to announce that elected **Sheriff Pat Garrett** will be speaking at the beginning of the meeting.

He will be discussing the current updates in our area, and his vision to making our community healthy, strong, and safe.



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 it could be you, if you get caught. 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 fun on Halloween but keep it safe, have some good, clean fun and 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.



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 Web Site.

-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 cannot 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, 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 23rd, 2012 **Annual Meeting and elections**
6:30pm at: Bethany Elementary School

Other notable dates

The week of December 17th, Social
Committee's 'Holiday Light Contest'

Tuesday, January 1st 2013

-Association Fees due

-1st installation of landscape fees due

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.

Too join a committee email, or attend an HOA Board meeting.

Cut out and keep on your fridge!!

The Management Group (TMG)

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