

Arbor Ridge

Home Owners Association Newsletter

June 2009
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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 Nick at TMG 503 -598-0552 or email him at nick.horn@tmgnorthwest.com and he will contact Showplace to get it cleaned off ASAP. Unless, 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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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.

Some of our streets will be "slurry sealed" this summer by Washington County. If you haven't trimmed your tree before the work starts, Washington County will trim it for you but they take no responsibility for any damage to the tree. If a Street Tree is destroyed it is the responsibility of the homeowner to replace it. If you aren't sure how to trim contact Nick Horn at TMG: nick.horn@tmgnorthwest.com 503-598-0552 to get on the schedule for Show Place to trim for you. There would be a cost involved ... maybe if enough people need help ... Nick can get a good price.

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

Ice Cream Social

We need to get more neighbors involved with our Ice Cream Social. We have the Ice Cream donated by Showplace Landscaping; however, we would like to see some more Kid activities to have a fun day at the George Otten Park for young and old.

August 22nd is our date from 2pm till 4:30pm. We need volunteers to step forward with ideas and time to lend to make it a successful day in the Park.

Contact: Cathy Parson @ Social@ArborRidgeOnline.com



Neighborhood Watch



We need your help!

You are very important to the success of our Neighborhood Watch Program. Please contact Tom Weyenberg to join the team. Tom's phone number is 503-629-8393. He can be reached by email at watch@ArborRidgeOnline.com.

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.

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.

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 Nick Horn at our management office (TMG) via email nick.horn@tmgnorthwest.com or phone 503-598-0552 and he will investigate the issue with the police. We need to keep an eye on our neighborhood to help deter crime and illegal activity from invading our neighborhood.

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:

Nick.Horn@TmgNorthwest.com

Community Manager: Nick Horn

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 remedying 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)

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. When the flag is no longer in good repair, give it to a veterans' group for ceremonial disposal.

Utility Workers

A reminder for the association: keep a look out for utility companies who mistreat our the landscape as they work. If any damage occurs; take the name of the utility company, the date, time and day you saw the truck or person do the damage, report it to Nick Horn at nick.horn@tmgnorthwest.com and he will attempt to track down the utility company to have them resolve any damage issues. Otherwise we the homeowners will have to pay for the repair.

Neighborhood Garage Sale

We can stimulate the economy and do some Spring Cleaning in our neighborhood. I would like to propose we select - July 18th from 9:00 - 4:00 in which our whole neighborhood has a garage sale from their home. Get out the old and bring in the new and get some cash flowing into everyone's pockets. We can do this from our front door.

I will put ads out in our papers and plant signs to promote our Neighborhood Garage Sale Day. We need volunteers to help coordinate so contact: Cathy Parson @ Social@ArborRidgeOnline.com

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.

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.

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 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!

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

July 27 th 2009	7pm	Somerset Christian Church
September 28 th 2009	7pm	Somerset Christian Church
October 26 th 2009 (Annual Election)	7pm	Somerset Christian Church
November 23 rd 2009	7pm	Somerset Christian Church

Neighborhood Garage Sale

July 18 th 2009	9am - 4:00pm
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Annual Ice Cream Social

August 22 nd 2009	2pm - 4:30pm	GEORGE OTTEN PARK
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Neighborhood Watch Program

TBA ... Please Watch Web Site	Initial Organizational Meeting
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Please Visit our web site for more information.

If you are Interested Please Join a Committee by emailing Info.Hoa@ArborRidgeOnline.com or attending a board meeting.