

## AHA Annual Meeting – March 16, 2009

The Montclair Elementary School was again the site of the Arranmore Homeowners Association annual meeting March 16, 2009.

President Danielle Wissmiller opened the meeting with a drawing for three door prizes. The happy winners who each took home a bottle of wine furnished by Trudie Wilhelm were Mary Kay George, Shirley Hodes, and Stan Hodes. Later in the evening five residents won Starbucks Gift Cards after correctly answering questions regarding information presented in the meeting. Thank you to each one for joining in; these new features were added in hopes of making annual meetings more exciting to attend and might just be a new addition in years to come. Let us know what you think!

Danielle Wissmiller reviewed AHA accomplishments during the past year including the adoption of a fine schedule for use in supporting the Association's CC&Rs and By-Laws. Other noteworthy accomplishments this year were mentioned: the two well-irrigation pumps were replaced with one 30 hp pump, the newsletters were published quarterly and on-time, a successful pool social was held September 14, 2008 and dues were not increased for the second year in a row.

Residents were encouraged to volunteer their time and serve on a committee. Sign-up sheets were available for Landscape, Finance, Pool, Architecture, and Welcome committees. Thank You! to those who signed up; there are still positions available!

**Roberta Kennedy** reported that the Architectural Committee has revised the Architectural Guidelines pamphlet and submitted the new form for review and distribution by the board. New roofing materials have been added to the approved list along with other changes to the guidelines. Residents were reminded of the procedure for submitting change requests using the Architectural Committee's Request Form. These forms are available in the pool house lobby, on the web site and may be obtained from the Architectural Committee – contact **Harry Reeder 503 9778.2186**.

**Mary McGar** welcomed seven new residents to Arranmore: **Katalin Marossy** 6538 SW Arranmore Way; **Reese Policar** 7474 SW St. Johns Place; **Mary Kay George** 7320 SW Chapel Court; **Joan and Michael Carr** 6488 SW Midmar Pl; **John and Margaret Kahl** 6475 SW Chelsea; **Jennifer and John Raitz** 6520 SW Chelsea; **Ken Sumida and Saralyn Butler** 7123 SW Arranmore Way and **Sharon Bragenac** 6508 SW Wexford Pl.

**Ruth Robinson**, Finance Committee Chair, distributed three hand-outs to those present: the Operating Fund Profit and Loss Statement (March 1, 2008-February 28, 2009), the Budget for Operations (March 1, 2009-February 28, 2010), and the Capital Reserve Fund Budget. Cash in the Capital Reserve Fund was \$76,172 as of February 28, 2009.

**Danielle Morehouse**, Landscape Chair, announced that we have finally received a certificate of water rights for our well from the State of Oregon after approximately eleven years of operation! Residents were reminded to conserve water in order to stay within our allotted use amount. During the year several diseased trees were removed. Replacement trees were planted with varieties better suited to the growing area.

**Cristina Fuss** reported the pool would open Saturday, May 23, 2009. Repairs to the pool coping (the concrete edge around the pool) and surrounding pool area will be completed before the opening date.

**Dick Lindsay**, Treasurer, reported that the Association is saving \$4,000 - \$5,000 per year by returning the bookkeeping duties to the Treasurer rather than hiring an outside service. During the 2009 fiscal year a surplus of \$20,000 was transferred from the Operating Fund to the Capital Reserve Fund and \$25,000 had been invested in a one-year certificate of deposit at 3.65% interest. A Treasurers Report has been included in each quarterly newsletter.

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### 2009 Officers and Board Members

- President: Danielle Wissmiller
- Vice Pres: Ruth Robinson
- Secretary: Mary McGar
- Treasurer: Dick Lindsay
- Cristina Fuss
- Danielle Morehouse
- Harry Reeder

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## Landscape News

Spring is here and everyone's thoughts turn to ...LANDSCAPING! Well, maybe not everyone's thoughts, but for the Landscape Committee the season is gearing up and lots of activity is on the way. The broadleaf weeds are sprouting in spite of the cool weather and the appearance of tulips, daffodils and crocus blooms send out an unmistakable message of Spring. A newly formed Landscape Committee is being set in motion and plans are being made for a neighborhood "walk-through." This year the Landscape responsibilities will be divided: Grounds and Plants will be handled by **Ruth Robinson 503 246.2131** and **Harry Reeder 503 977.2186** will oversee the Irrigation System. We all share the wish for Arranmore to continue to be a beautiful, well-kept neighborhood. With this in mind, please take a look at your yard to be sure it is looking its best – groomed, trimmed and weed-free.

By definition, a "committee" is more than one member; to that end, the Landscape Committee would like to increase its numbers and become a real "committee." They would be pleased to hear from those of you interested in sharing your time and talents as volunteers in the area of landscaping. If this is an area that would fit your interests, please get in touch with either Ruth Robinson or Harry Reeder to offer a helping hand.

We have just completed year one of a two-year service contract with Mow-Town Landscape Service. The Landscape Committee would appreciate hearing from you regarding Mow-Town's services – what do they do well, what one improvement could be made, what service do you most appreciate? If you have observations, suggestions or comments you would like considered, please let us know. Written correspondence is the most helpful; please address Irrigation comments to Harry Reeder 7079 SW Arranmore Way or email [hcreeder@comcast.net](mailto:hcreeder@comcast.net). Grounds and Plants correspondence should be mailed to Ruth Robinson 6970 SW Arranmore Way or email [mickrob@comcast.net](mailto:mickrob@comcast.net). Mow-Town has plans to begin weed spraying as weather permits.

Another vital part of the Landscape Committee's responsibilities involve common area trees. We will be working with a certified arborist to do an inventory of common area trees and to recommend a long-range plan for tree care, including removal and replacement as needed. If you have concerns regarding common area trees near you, please forward your comments in writing to the Landscape Committee. The board will gather estimates this Spring for pathway repairs to the most damaged areas.



Photo Courtesy of Jan Lindsay



Photo Courtesy of Jan Lindsay

### WELL PUMP & IRRIGATION SYSTEM

With down pouring rain outside your window, you probably aren't thinking "Irrigation System" but **Harry Reeder 503 977.2186** is. To that end, the system was checked and needed repairs are being made. Outgoing Landscape Chair, **Danielle Morehouse**, reports the irrigation system startup for 2009 has not been without problems! On March 17 a leak was discovered in a 3-inch main line in common area between Chapel Ct and St John Pl. Then on March 23 the transducer (an electronic device necessary for pressure transmission info to the pump drive controller) failed; the cost of this repair was \$500. Discovered on April 3 was a failed 2-inch valve located in the common area between Vineyard and Arranmore Ct. And on April 4, a break in a 4-inch main line near the entrance showed up! After repairing these 2 leaks, the next issue to surface was a malfunctioning valve in the large common area on Arranmore Way, south. The good news is that we've had a cool rainy Spring, providing time to make corrections before the summer watering season begins. So, keep your "Patience" close at hand if you are itching to startup those sprinklers in your yard; the system will be up and running soon ... we hope!

### DEADHEADERS SOCIETY UPDATE

Ruth Robinson reports that the call for willing volunteers for this group of flower enthusiasts was very well received – but there is room for more! With the blooming season just around the corner and warm weather on the way, there is a need for anyone and everyone who would like to participate in removing the faded blossoms from the Arranmore plants - otherwise known as deadheading. This timely effort keeps the plants blooming throughout the summer and producing that dazzling, showy color we all love to see. Please call **Ruth Robinson 503 246.2131** and offer your talents and time. Remember ... beautiful flowers need dedicated gardeners.

# FINANCIAL REPORT

		March '09	March '08
<b>Income:</b>	Dues	\$ 154,199	\$ 157,005
	Investment Income	\$ 213	\$ 447
	Other Income	\$ 24	\$ 6
	<b>Total Income</b>	<b>\$ 154,436</b>	<b>\$ 157,458</b>
<b>Expenses:</b>	Administration	\$ 3,067	\$ 3,404
	Pool	\$ 743	\$ 756
	Landscape	\$ 17,737	\$ 10,340
	Irrigation System	\$ 9	\$ 127
	<b>Total Expenses</b>	<b>\$ 21,556</b>	<b>\$ 14,627</b>
<b>Net Income:</b>		<b>\$ 132,880.00</b>	<b>\$ 142,831.00</b>

Payment of Association dues is lagging behind last year's pace. Investment income is slightly lower this year compared to last year at this time because of lower interest rates. As of this writing, 16 residents have unpaid dues or interest charges because of payments made after March 1. A third notice was sent to these residents in early April. If no payment is received by May 31, 2009, these homeowners will either be referred to an attorney for collections or property liens will be filed with Washington County.

Landscape expenses are higher this year than last year at this time as February's payment was made in March along with the monthly March payment.

If you have questions or would like more detailed financial information, please contact Treasurer, **Dick Lindsay 503 246-6342** or [dicklindsay@comcast.net](mailto:dicklindsay@comcast.net).

## Board Vacancy

After 9 years of dedicated service on the Arranmore Board, **Trudie Wilhelm** has stepped down as Membership Chair. The nominating committee has nominated **Mary McGar** to fill this three-year term position.

Mary has been a resident of Arranmore for 8 years. This past year she has served as board secretary, attending board meetings and recording minutes. She has previously served as a board member with Albertina Kerr and Woodbridge Homeowner's Association as well as volunteering with various women's organizations. Mary earned a BA in Sociology and has been a real estate agent in two states. Mary plans to make Arranmore her permanent residence and looks forward to contributing to the community.

Please allow Mary the opportunity to serve our association by completing the enclosed ballot. Some of you may recall voting for Mary McGar on the 2009 Annual Meeting proxy. Unfortunately we did not have a quorum at the annual meeting or a sufficient number of returned ballots for a valid vote. **WE NEED YOUR VOTE NOW** so that we may conduct Arranmore business with a fully staffed board. Please take a moment to vote and return your ballot in order that we may continue to serve you!

**You may return your ballot by: 1) dropping in the AHA mailbox in front of the pool on Chapel Lane or 2) mailing to 7185 SW Chapel Lane, Portland OR 97223.**



**Board Members:**

Cristina Fuss  
 Dick Lindsay  
 Danielle Morehouse  
 Harry Reeder  
 Ruth Robinson  
 Danielle Wissmiller

**Business Address:**

7185 SW Chapel Lane  
 Portland, OR 97223

**Newsletter & Communication:**

Jan Lindsay  
 Phone: (503) 246-6342  
[jan.lindsay@comcast.net](mailto:jan.lindsay@comcast.net)

**Webmaster:**

Joe Schoen  
 (503) 246-3868  
[joe.schoen@yahoo.com](mailto:joe.schoen@yahoo.com)

**2009 Arranmore Officers and Board of Directors**

President: Danielle Wissmiller (503) 274-2869  
 Vice Pres.: Ruth Robinson (503) 246-2131  
 Secretary: Mary McGar (971) 242-1321  
 Treasurer: Dick Lindsay (503) 246-6342

[wissd@comcast.net](mailto:wissd@comcast.net)  
[mickrob@comcast.net](mailto:mickrob@comcast.net)  
[m1mcgar-org@yahoo.com](mailto:m1mcgar-org@yahoo.com)  
[dicklindsay@comcast.net](mailto:dicklindsay@comcast.net)

**Committees:**

Landscape: Ruth Robinson (503) 246-2131  
 Irrigation System: Harry Reeder (503) 977-2186  
 Finance: Ruth Robinson (503) 246-2131  
 Pool: Cristina Fuss (503) 246-0018

[mickrob@comcast.net](mailto:mickrob@comcast.net)  
[creeder@comcast.net](mailto:creeder@comcast.net)  
[mickrob@comcast.net](mailto:mickrob@comcast.net)  
[crischdl@yahoo.com](mailto:crischdl@yahoo.com)

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Financial information for the year ending February 28, 2009 has been delivered to the accounting firm of Jack Olds & Company for their annual review. This annual report will be completed within the next few months and will be made available to all residents.

Because we did not have a quorum after counting attendees and proxies, no official business was conducted at this meeting.

President Wissmiller asked residents to submit requests, complaints and/or comments in writing and drop them in the Arranmore US mailbox in front of the pool.

**Pool Opens  
Saturday, May 23!**

The Arranmore Pool is scheduled to open on Memorial Day weekend, Saturday, May 23, 2009. Repairs and renovations are scheduled to the coping (the concrete edge around the pool) and surrounding areas of the pool. These repairs will be completed before opening day. **Grant Schoen** will return to perform daily pool maintenance throughout the summer.

Pool keys will NOT be changed this year; please use your current key for the 2009 pool season. Replacement cost of your lost key is \$25 and available from **Joe Schoen 503 246-3868**.

Please do your part to make this a safe, fun-filled summer at the pool. There is no lifeguard on duty; it is up to you to diligently monitor your child's/guest's activity both in and out of the water. Please accompany your children and guests to the pool. Remember – No Smoking and No Glass Container. If you see inappropriate behavior or activity, please contact **Cristina Fuss 503 246-0018** or **Joe Schoen 503 246-3868**.

Whew! That said ... have a splashing good time at the pool this summer and take full advantage of a wonderful Arranmore amenity!

**Late Dues Payments**

AHA 2009 dues were billed and payable on **January 1, 2009** with a grace period extending to **March 1, 2009**. Residents paying after March 1, 2009 were charged interest at the rate of \$12.00 per month.

The application of interest on late payments should not be surprising to anyone. The assessment of late charges on past due payments was clearly noted in the January 15, 2009 Arranmore newsletter and highlighted on the statement mailed to each resident.

To date, 16 residents have been billed for interest. Some have asked that the interest charge be waived for a variety of reasons. This becomes problematic for two reasons: First, it places the treasurer in the awkward position of judging what is and is not a valid reason for late payment. If late payment conditions are established, then these conditions must be uniformly communicated and applied to all residents. Secondly, it is unfair to residents who do comply with the billing process and meet the March 1 deadline.

Therefore, an interest charge for dues payments received after March 1 will uniformly apply to all residents - **NO EXCEPTIONS**. Collected interest will be deposited in the Association's bank account and used to maintain or improve neighborhood amenities.

Any resident with unpaid interest will be referred for collection and/or a property lien will be filed with Washington County for any past due balance.