

BIG NEWS ABOUT THE POOL!

The Arranmore pool has been renewed, restored and reclaimed – hopefully, we will enjoy several more years of use from this neighborhood amenity with the recent upgrades. The great “re-do” started with installation of new coping around the immediate top edge of the pool along with new blue accent tile. But, as often happens with a renovation project, one thing leads to another and ... well, you know how that goes. After draining the pool and beginning the coping installation, discovery of delaminations in the floor lead to the next project. The original flooring plaster was removed to the core. A new, very smooth surface now lines the entire pool floor. Your feet will know the difference when they touch that newly refinished floor and your swimsuit will stay in better shape now that the new, smooth coping has been added to the pool edge. Along with new coping, blue tile and floor plaster, two new main drains were added bringing our pool into compliance with federal law requiring suction control in public pools.

And did you know – the sauna is a DRY HEAT facility rather than a STEAM ROOM. To keep the area safe, there is a safety switch that will engage when water is poured over the unit or when the maximum temperature is reached. If you are a frequent sauna user, please check with **Joe Schoen 503 246.3868** for instructions on resetting the safety switch. **POOL HOURS: 9:00am – 10:00pm Daily**

Take the **POOL SAFETY QUIZZ** and Stay **COOL** this Summer!

There is no _____ on duty at the Arranmore Pool.

- 1) Board Member
- 2) Starbucks Barista
- 3) Lifeguard

The pool equipment hanging on the wall is for:

- 1) Lifesaving use only
- 2) Hourly rental
- 3) Pool Party raffle

Please feel free to use the _____ for your fun and enjoyment while swimming safely.

- 1) Fresh Fruit
- 2) Styrofoam Noodle Toys
- 3) Comic books

You and your guests should:

- 1) Only swim in the buff
- 2) Act responsibly and with respect for other swimmers and the facility
- 3) Bring your dogs to cool off in the pool

Please refrain from diving for COINS as they:

- 1) Cause the water to turn bright pink
- 2) Explode upon impact
- 3) Cause severe staining to the pool floor

Remember to keep a watchful eye out for:

- 1) Stray sharks and sting rays
- 2) Your children & guests – both in and out of the water
- 3) Any coyotes looking for a place to cool off

These should NOT be brought to the pool:

- 1) Food and drinks in GLASS containers
- 2) Goggles, flip flops and shades
- 3) Good books and good friends

Please remember to:

- 1) Leave rowdy behavior at the door
- 2) Close the front door behind you
- 3) Shower-off excess sunscreen and body oils before entering the pool
- 4) Use swim diapers for young children if appropriate
- 5) Keep the changing rooms clean and neat
- 6) Have a **Safe, Fun Summer** in the **Arranmore Pool!**

2009 Officers and Board Members

- President: Danielle Wissmiller
- Vice Pres: Ruth Robinson
- Secretary: Mary McGar
- Treasurer: Dick Lindsay
- Roberta Kennedy
- Ken Sumida
- Harry Reeder

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Landscape News

A small group of committed volunteers has been enthusiastically working to help with various landscaping projects and we are mighty grateful for their efforts! Deadheading of rhododendrons is continuing and now the ubiquitous daisies will also need their drooping heads snipped off.

A new approach to the entry plantings is being tried this year. A variety of perennials featuring different foliage colors and textures were planted in Late June by a volunteer crew of residents. Unfortunately, the planting coincided with some of the hottest days of the season and the new starts are facing a bit of a struggle to keep their heads up. We hope they will establish themselves and begin to show some color soon. We also thank several gardeners who have donated surplus plants from their own yards to the Arranmore garden cause. If you have any plants you will be discarding, check with **Ruth Robinson 503 246.2131** to see if they might be put to good use in a common area bare spot.

The amateur gardeners in Arranmore are having great fun in the newly named "Gardening and Fitness Club". New members are always welcome! Gardening together is a good way to meet your neighbors and socialize while exchanging growing tips and getting a little dirt under your fingernails, not to mention adding a little zip to your exercise program. Please call Ruth Robinson 503 246.2131 to join the fun.

There are several patches of common area that are badly in need of mulch. This purchase was not in the budget for the current fiscal year, but by economizing in other areas, we are hoping to purchase mulch and apply it to the areas of greatest need. Are there any volunteer mulch spreaders out there? If you have a wheelbarrow and/or scoop shovel – and some muscle to spare – please call Ruth Robinson. We'll be scheduling a mulching weekend soon.

Your observations in and around your home are the eyes and ears needed by the Landscape Committee to keep the Arranmore common areas healthy, vibrant and well-maintained. If you see broken branches, dead or dying flowers and shrubs, weedy areas or under/over watered areas, please give Ruth a call.



Photo Courtesy of Jan Lindsay

Thank You, Trudie!

Have you noticed the beautiful flowering ceramic planters at the pool entrance ... we are grateful to **Trudy Wilhelm** for providing this colorful addition to the Arranmore landscape. It's an inviting entrance with a great new look. *Thank You!*



Photo Courtesy of Dick Lindsay

WELL PUMP & IRRIGATION SYSTEM

The Board has retained Northwest Irrigation Co., dba Abel to maintain our irrigation system.

There has been another break in our mainline that kept Phase 3 out of irrigation water for five days. Since the break occurred under a driveway and the failed pipe was not sleeved, it was a time-consuming task to determine the most cost-effective repair. Also, we have been experiencing numerous valve and sprinkler failures. We recently had two mainline pipe failures south of our entrance which were repaired by MowTown. They agreed to bill us for one repair only since both failures occurred in the same joint. Abel is now doing all of our irrigation repairs and filter changes.

MowTown workers will be mowing front lawns on Wednesdays. It is important that your front lawn is not wet from recent watering in order for them to do their work. We ask that after 1:00 am on Wednesdays you **DO NOT** water any areas that will be mowed. This will ensure a drier area with less damage to your front lawn when the mowers come through. Thank you for your cooperation in re-setting your sprinkler system to NOT come on after 1:00 am Wednesdays!

If you have irrigation questions or concerns, please call **Harry Reeder 503 977.2186**.



Photo Courtesy of Dick Lindsay

FINANCIAL REPORT

		June 30, 2009	June 30, 2008
Income:	Dues	\$ 163,220	\$ 163,323
	Investment Income	\$ 601	\$ 1,262
	Other Income	\$ 427	\$ 340
	Total Income	\$ 164,248	\$ 164,925
Expenses:	Administration	\$ 7,770	\$ 4,659
	Pool	\$ 5,948	\$ 5,163
	Landscape	\$ 33,015	\$ 34,282
	Irrigation System	\$ 7,467	\$ 2,129
	Total Expenses	\$ 54,200	\$ 46,233
Net Income:		\$ 110,048.00	\$ 118,692.00

Investment income is about one-half of that earned last year. This reflects decreased interest rates available through insured investments as required of homeowner associations by state law. Administrative expenses are higher than last year due to the cost of the reserve fund study (\$799) and pathway repairs caused by a homeowner's improperly installed drain (\$3,497). This has been billed to the homeowner and is expected to be paid. Irrigation expenses have exceeded last year's totals as we've experienced a number of problems, including breaks in the pipeline, while starting up the system for the year.

In addition to the above operating expenses \$33,462 was paid from the capital reserve fund for repairs to the swimming pool. While replacing the coping, a number of delaminations were discovered and repaired in the pool itself. Although these additional expenses were not budgeted, it made sense to repair them while the pool was drained and to avoid problems during the swimming season.

In early July, four homeowner accounts were referred to our attorney for collection of delinquent dues totaling \$11,900.

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

New Parking Policy

In response to numerous concerns expressed by residents, the board has adopted a resolution restricting the on-street parking of vehicles within Arranmore. A copy of this resolution is enclosed. Please read this document and save with your copy of the Association CC&Rs and Bylaws.

While researching the subject of on-street parking, a safety concern was discovered in addition to the issue of aesthetics. Washington County planners indicated that in applying current codes, Arranmore streets would not be approved for street parking. Streets with cul-de-sacs are too narrow for emergency vehicles to navigate. This makes on-street parking an unsafe practice in Arranmore as it slows the response time of emergency responders.

Thank you for your cooperation in complying with this new policy.

Pool Social - September 12

Mark your calendar – it's almost time for the Annual Pool Social! We'll gather by the pool from 5 pm – 7:30 pm to mingle and meet with fellow neighbors. Bring your appetite and prepare to indulge in a juicy burger with all the trimmings as you meet new residents and say hello to those neighbors next door and down the street.

If you are a new Arranmore resident – Welcome! You won't want to miss this annual gathering of the community; it's the social event of the year. Beverages, including wine, beer and soft drinks and burgers with all the trimmings will be provided by AHA.

Now about those burgers ... we're looking for 2 volunteers who wouldn't mind bringing their grills to the pool for this evening of sizzling burgers and socializing.

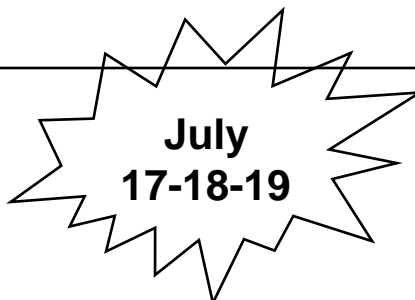
Please call **Welcome Chair, Mary McGar** 971 242.1321 with questions and to lend your grill for the evening.

Garage Sale! Garage Sale! Garage Sale!

Friday – Saturday - Sunday

Call Mary McGar for Info & a Lawn Sign

971 242-1321



Board Members:

Roberta Kennedy

Dick Lindsay

Mary McGar

Harry Reeder

Ruth Robinson

Ken Sumida

Danielle Wissmiller

Business Address:

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Portland, OR 97223

Newsletter & Communication:

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www.arranmorehomeowners.com**2009 Arranmore Officers and Board of Directors**

President: Danielle Wissmiller	(503) 274-2869	wissd@comcast.net
Vice Pres.: Ruth Robinson	(503) 246-2131	mickrob@comcast.net
Secretary: Mary McGar	(971) 242-1321	m1mcgar-shop@yahoo.com
Treasurer: Dick Lindsay	(503) 246-6342	dicklindsay@comcast.net

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Landscape: Ruth Robinson	(503) 246-2131	mickrob@comcast.net
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Architecture: Roberta Kennedy	(503) 245-3968	robertarkennedy@comcast.net
Welcome: Mary McGar	(971) 242-1321	m1mcgar-shop@yahoo.com

Architectural Information**Roberta (Bobbie) Kennedy 503.245.3968**robertarkennedy@comcast.net**Eric Broms 503.805.8495**broms2317@comcast.net

At long last the gray rains have surrendered to warm sunny skies permitting exterior changes or improvements to many Arranmore homes. Along with these changes comes an AHA requirement to submit your plan(s) for approval by the Architectural Review Committee. In almost all cases we will have your application approved within 2 weeks - but most often within a few days. Since we are a committee of two, we are not always available on short notice.

The Architectural Design Review Manual is 16 pages of very useful information to review before you begin a project. It has been updated to reflect new materials that are available for your use. If you are planning changes/renovations to a **driveway, fence, roof, exterior walls, storage areas, exterior antenna, heat pump or air conditioning unit** you will need to complete an application. An application is also required for **color approval if you are planning to do exterior painting**. The Architectural Committee is happy to answer your questions or concerns; we consult with other board members if deemed necessary.

Please go to the AHA website www.arranmorehomeowners.com to download the architectural application form. We are also happy to deliver the form to you - please call or email Bobbie Kennedy or Eric Broms.

We appreciate your cooperation and the opportunity to review your requests. As volunteers we serve all homeowners toward maintaining the integrity of our neighborhood. Happy hammering and painting; hurry before it rains again!

Capital Reserve Study

A capital reserve fund is a savings account for the major repair and ultimate replacement of community capital assets. This would include the cost of repair or replacement of assets such as the swimming pool (spa and sauna), irrigation pump, and pathways.

A capital reserve study is an important part of evaluating the overall value of the community. It helps protect against declining property values due to deferred maintenance. A properly prepared study shows owners and potential buyers an accurate and complete picture of the association's financial strength and market value. Associations with an adequately funded replacement reserve account rarely experience deferred maintenance or special assessments.

The goal is to assure that funds will be available to replace assets on schedule or cover unexpected major repairs. Maintaining the fund at a level equal to the physical deterioration of assets is called "Full Funding." Regeneration, a firm specializing in preparing capital reserve studies, recently completed a study of our fund and ability to meet future needs. This is the same company that prepared the original reserve study for Arranmore is 2004.

They reviewed the age and replacement cost of our current assets, along with projections for inflation and investment yields on cash holdings. They found a starting fund balance of \$76,143. This is 76% funded toward the goal of 100%, or "Fully Funded." A funding level of 70% or better is considered "Good."

Regeneration recommends a contribution of \$17,789 for the current fiscal year. This will not be achievable as the board had approved a capital spending budget of \$54,700 - \$21,925 more than the \$32,775 income from annual assessments and anticipated interest income. Additional capital expenses were also incurred when unexpected issues were discovered during planned maintenance of the swimming pool this spring. A copy of the Regeneration report is available on the Arranmore website.