

## COOL, BLUE, POOL NEWS!

### 2009 Officers and Board Members

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

Raise your hand if you spent some time at the Arranmore pool this summer! Especially during those few hot, hot days when the walk (or run!) from the chaise lounge to the water brought pangs of pain to the feet and heavy sighs of relief to all of you lucky ones who took the plunge. Its days like these that cause us to appreciate one of the great Arranmore amenities – THE POOL!

The pool was the busy scene of some needed renovations in July. You may have noticed the new coping around the edge and, if you got down deep, you saw and felt the new, smooth floor that was installed. The renovating continued on to the inside of the pool house as well where new, fungus-free, anti-bacterial tiles were placed in both the men's and women's changing rooms. Thanks to the installers, **Joe Schoen & Co. 503 246.3868** ... well done!

You'll be happy to know that a round table, 4 chairs and a 9 ft. market umbrella have been purchased and will be ready for use next summer. Thanks to our new Pool Committee chair, **Saralyn Butler 503 206.5220**, whose eye for a bargain led her straight to the Ludeman's clearance sale and some needed new furniture for the pool deck.

This winter when the rain is falling and the driven snow is driving you crazy, think ahead to the wonderful, warm days of summer, a cool lemonade and the opening day of the Arranmore Pool – only 7 more months – you can make it!

*Enjoying the September Party by the Pool ... Look for more photos in this issue!*



Photo Courtesy of Danielle Wissmiller

### Inside this Issue:

|                               |   |
|-------------------------------|---|
| Landscape News                | 2 |
| Irrigation Countdown          | 2 |
| Intersection Project Meeting  | 2 |
| Financial Report              | 3 |
| Annual Pool Party             | 3 |
| Architectural News            | 4 |
| New Residents                 | 4 |
| 2009 Officers & Board Members | 4 |



Photo Courtesy of Danielle Wissmiller

## Landscape News

As the Summer season turns a corner into Fall, you may think that the Landscape Committee is just sitting back with nothing to do and ready for a break; not so according to **Ruth Robinson 503 246.2131, Landscape chair**. November is designated for tree planting to replace several that have been removed. The services of an arborist and grower have been enlisted to choose disease-resistant varieties which should thrive in our environment. The committee is hoping to introduce some new species to enhance variety and improve the overall health of our existing trees.

### THE IRRIGATION COUNTDOWN ...

Have you noticed there's a chill in the air and pumpkins are appearing everywhere? As the hot summer season comes to an end in the Arranmore neighborhood, it's also time to turn off the common area irrigation system for the winter. Barring an unexpected hot dry spell, the target date to deactivate the common area irrigation system is October 15th. The Fall rains will soon be upon us and there will be no need for further watering until next Spring.

We've had some hot weather and cool weather this summer and overall the system has performed well throughout the entire season. The common area irrigation system had four major breaks in the mainline this summer - three of them at isolation valves which separate the private (homeowner) systems from the common area system. There were several private systems that suffered sprinkler head damage which was attributed to the landscape mowing crew.

With the Fall season upon us and Winter just around the corner, **Harry Reeder 503 977.2186, Pump & Irrigation System chair**, offers this reminder: ***"DON'T FORGET to drain your sprinkler system before the first winter freeze."***

Draining your irrigation system *NOW* will help prevent irrigation pipes from breaking/cracking when the freezing, winter weather arrives. Some seasonal maintenance during the Fall season will save you more than a few headaches (not to mention costly repairs) in the Spring. It's a quick, easy process. If you need help or have questions, check with the contractor who installed your sprinkler system. For repairs, maintenance or assistance regarding your sprinkler system, check with an irrigation contractor such as Abel Irrigation 503 244-2146.

Please remember that the HOA does not cover expenses for maintenance, repairs or service to the homeowner's property or sprinkler system.

Proper tree cover is an important part of the Arranmore landscape plan and contributes considerably to the appeal of the neighborhood. When trees become disease-ridden or hazardous branching structure occurs, it becomes necessary to address the issue in order to prevent a bigger, more expensive problem. Often times, that means removing the tree altogether. Re-planting will occur with consideration given to the best suited variety for the spot.

In choosing to remove and/or re-plant Arranmore trees, the landscape committee considers the aesthetics, costs, maintenance and over-all impact to the entire community. Homeowner requests regarding tree cover are considered by the landscape committee, keeping in mind the affect upon the entire community.

### Intersection Project Meeting October 15<sup>th</sup> at 7:00 pm

Of interest to most everyone is the confusing, congested and accident-prone intersection of Beav-Hillsdle Hwy, Oleson and Scholls Ferry roads that may have you looking for a better route to Fred Meyers and other points west. A 1996 transportation study recommended a reconfiguration of the intersection. The county has recently executed agreements with ODOT and Metro which will allow the design phase of the project to proceed. There will be an informational meeting held Thursday, October 15, 7:00 pm at the Garden Home Rec Center, 7475 SW Oleson Rd. Plan to attend and find out the latest info regarding this project. For more information see [www.fixbhos.org](http://www.fixbhos.org).

# FINANCIAL REPORT

|                |                     | 3/1/09 - 9/30/09  | 3/1/08 - 9/30/08  |
|----------------|---------------------|-------------------|-------------------|
| <b>Income:</b> | Dues                | \$ 165,146        | \$ 163,983        |
|                | Interest            | \$ 973            | \$ 1,811          |
|                | Other               | \$ 637            | \$ 411            |
|                | <b>Total Income</b> | <b>\$ 166,756</b> | <b>\$ 166,205</b> |

|                  |                       |                  |                  |
|------------------|-----------------------|------------------|------------------|
| <b>Expenses:</b> | Administration        | \$ 13,442        | \$ 8,454         |
|                  | Pool                  | \$ 14,856        | \$ 13,506        |
|                  | Landscape             | \$ 51,147        | \$ 58,299        |
|                  | Irrigation System     | \$ 10,883        | \$ 7,431         |
|                  | <b>Total Expenses</b> | <b>\$ 90,328</b> | <b>\$ 87,690</b> |

|                    |                 |                 |
|--------------------|-----------------|-----------------|
| <b>Net Income:</b> | <b>\$76,428</b> | <b>\$78,515</b> |
|--------------------|-----------------|-----------------|

As of September 30, 2009, income was roughly equal to 2008 at this time with expenses \$2,600 higher. Administrative expenses include \$3,555 to cover damages to the common area caused by improper drainage from a homeowner's rain gutter. This expense was billed to the homeowner and was paid on October 1 (one day following the above statement of account) and, therefore, is not reflected in the figures above.

Our agreement with MowTown, Arranmore's current landscape contractor, has been re-negotiated to eliminate their duties and consequent charges associated with maintaining the irrigation system. These responsibilities are now being fulfilled by another contractor who specializes in irrigation systems. This change is reflected in landscape expenses, which are less than the 2008 year, and irrigation expenses which exceed those of 2008. The outside accountant's review of the association's financial statement for the year ending February 28, 2009 has been posted on the Arranmore website.

The 9/30/09 operating account balance was \$115,747 and capital reserve account balance was \$74,341. This compares to the 9/30/08 operating account balance of \$78,777 and capital reserve balance of \$81,738.

If you have questions or would like more detailed financial information, please contact **Treasurer, Dick Lindsay 503 246.6342 or dicklindsay@comcast.net.**

## Party Time at the POOL!

Thanks to co-chair, **Mary McGar 971 242-1321 and Joe Schoen 503 246-3868**, a record-breaking 114 Arranmore residents enjoyed a great September afternoon mingling and munching on burgers and dogs (with all the trimmings!), at the Annual AHA Pool Party.

It was a time to meet the neighbors – both current and new – and enjoy the last rays of summer sun with a most congenial crowd. The new menu was a huge success as well as the deviled eggs ... we promise to have more next year! To each of you who brought lawn chairs and tables, **THANK YOU!** Your kind efforts made it more comfortable for everyone.

Along with Mary and Joe, a great "Splash of Applause" to volunteers, **Virginia Grubb, Caroline Wann, Danielle Wissmiller, Sharon and Russ Brebanec, Frank Muhia, Grant Shoen and Tom McGar** who helped make this year's party a great success!

You won't want to miss this annual event; mark your calendar for September 2010 and come prepared to share in the festivities. Who would have thought deviled eggs would be such a hit ...!



Photo Courtesy of Danielle Wissmiller



Photo Courtesy of Danielle Wissmiller

**Board Members:**

Roberta Kennedy  
 Dick Lindsay  
 Mary McGar  
 Harry Reeder  
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 Ken Sumida  
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**2009 Arranmore Officers and Board of Directors**

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 Finance: Ken Sumida (503) 206-5220  
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 Architecture: Roberta Kennedy (503) 245-3968  
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**Architectural Information**

Our Arranmore neighborhood has been quite the busy place during the summer...new roofs, fences, paint, decks, etc. in various stages of construction and renovation! The architectural committee received a total of 29 applications for exterior changes. All were approved. We thank you for your cooperation.

About 6 of the applications turned in during the past few months were for Arranmore Homeowners in the state of Georgia! Apparently, a Google search for Arranmore Homeowners brings up a website for the state of Georgia. We accepted them, but would prefer that you use our HOA application. Our form is available on our website along with the revised/complete architectural guidelines: [www.arranmorehomeowners.com](http://www.arranmorehomeowners.com)

If you do not have access to a computer, we are happy to deliver the forms right to your door. Now, you can't beat that for service!

We serve as volunteers for all homeowners and appreciate your continued cooperation toward maintaining the integrity of our neighborhood.

Please Contact:  
**Roberta (Bobbie) Kennedy**  
 503 245.3968  
[robertarkennedy@comcast.net](mailto:robertarkennedy@comcast.net)

**Eric Broms 503 805.8495**  
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Photo Courtesy of Danielle Wissmiller

***WELCOME!* New Residents**

We want to extend a hearty *WELCOME!* to three new families in the neighborhood:

**Talya A., Tara and Gary L. and Robert and Kayoko T.**

We're glad you're here and encourage you to get involved and become an active part of the Arranmore community. Many volunteer opportunities are available and you may want to consider lending a hand in an area that is of interest to you. If so, contact the committee chair and see where your talents might be just what's needed to get the job done!

If you have new neighbors that we have not recognized, please contact **Mary McGar, Welcome Chair, 971 242.1321** for an official Welcome! to the neighborhood.