

March 2010 Annual AHA Meeting Highlights

President, Danielle Wissmiller welcomed approximately 50 residents and homeowners to the Annual Meeting of the Arranmore Homeowners Association which was held March 15, 2010 at Montclair Elementary School.

Representatives from our new landscape contractor, DeSantis Landscapes, reviewed information about their company and their approach to the care of our common areas. DeSantis is a family owned company from Salem. They confirmed that much of the topsoil in the neighborhood was removed during the development of Arranmore; one of their challenges will be to rebuild the health of our soil. They expect to complete 90% of the lawn mowing each Monday with any remaining mowing to be completed the following morning.

Ruth Robinson, Landscape Chair mickrob@comcast.net, asked that comments, concerns and questions from residents be expressed *in writing* and emailed to any Landscape Committee member or placed in the Arranmore mailbox by the pool.

A total of 12 new residents or families were introduced by outgoing **Secretary and Welcoming Chair, Mary McGar**. Each new resident is visited by the AHA Welcome Chair and presented with a packet of information regarding the Association's CC&Rs, a roster of neighborhood residents, and coupons from local merchants.

Two changes to the Association's By-laws were presented by Ruth Robinson and approved at the meeting. The first is related to Article 4.I and allows for Board discretion in setting the annual meeting date at a time other than March as currently required. This change is intended to provide scheduling flexibility in order to maximize attendance and participation by more residents.

The second change to the By-laws clarifies Article 11.3 which sets forth a requirement for an annual financial report by a Certified Public Accountant. The word "compilation report" will replace the more cumbersome and expensive "audit" and aligns with actual practice for as long as anyone can remember.

Finance Committee Chair, Ken Sumida KenSumida@yahoo.com announced that the Association has returned to a calendar year for the purpose of budgeting and the preparation of financial statements. Both the 2010 Operations Budgets and the 2009 Financial Statements, as prepared by our accountant, were available for distribution at the meeting.

Filling in for absent **Irrigation Chair, Harry Reeder hcreeder@comcast.net**, Danielle Wissmiller reported that there were six major failures in the irrigation system and loss of power to the phase 3 zone 5 control valve. This year "smart" control valves will be installed. These new controls will determine the amount of water needed by monitoring rainfall and temperature thereby conserving water and energy, improving sprinkler coverage and matching the delivery of water to our actual requirements.

Outgoing **Treasurer, Dick Lindsay** reported that the budget for 2010 includes a surplus of approximately \$19,000. This allows us to continue for another year without an increase to the annual dues. As of December 31, 2009 the Capital Reserve Fund balance was \$75,289.

Your attendance and participation at the annual meeting is appreciated! Thank you for taking time to attend and for returning your proxy statement. The life and health of our association is dependent on the responsible participation of each individual homeowner. We are a community of volunteers and we are grateful for those who faithfully staff the sign-in table at the annual meetings: **Jacqueline Fitzgerald, Caroline Wann, Patricia Haynes, and Anne Foster! Thank You, Ladies!**

2010 Officers and Board Members

- President: Ruth Robinson
- Vice Pres: Roberta Kennedy
- Secretary: Tara Loveless
- Treasurer: Ken Sumida
- Roberta Kennedy: Architectural Review
- Ken Sumida: Finance
- Harry Reeder: Irrigation
- Ruth Robinson: Landscape
- Candace Coleman: Welcome

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The Irrigation News

Arranmore irrigation season is just around the corner in spite of the cold and wet weather we have had recently. With that in mind, please consider some helpful hints as you rev-up your sprinkler system in anticipation of hot, dry summer days ahead.

After a cold winter season, the possibility of broken pipes and sprinkler heads is a definite concern. Make a thorough check of your irrigation system to insure there is no winter damage before starting it up. Repair any broken lines and replace damaged sprinkler heads to insure an uninterrupted summer watering season. Take a few minutes to review the Irrigation section of the Landscape Policies and Procedures in the CC&Rs. You may discover something you didn't already know and you will be up-to-date with the latest policies regarding watering in Arranmore.

A new addition to the AHA irrigation system is the installation of a "smart" controller. This piece of equipment regulates the amount of water dispensed to plants and turf based upon evaporation, plant requirements and climatic conditions. It will automatically sense the presence of rain and discontinue watering during these times of precipitation. This means that the common areas will not be watered at a specific time each day/week. Watering will be timed to deliver the amount needed, thus eliminating the possibility of soaking and over or under-watering.

Irrigation Chair, Harry Reeder, 7079 SW Arranmore Way, hcreeder@comcast.net anticipates preserving water and saving money for Arranmore homeowners by utilizing the new controller. We will be tweaking the smart controller input parameters as the season progresses; you may notice some brown spots in the turf periodically as the amount of water applied is optimized for the common areas. Please be patient! ...and, *Thank You* for your cooperation as this new equipment is put into operation for the neighborhood.



Photo Courtesy of Dick Lindsay



Photo Courtesy of Dick Lindsay

New trees recently planted between Midmar PI and Chelsea

The Landscape News

The landscape committee is pleased to report that mulching of beds is underway and should be completed by the time this newsletter is in your hands. The same is true regarding the flowers at the front entrance. Several dedicated volunteers enthusiastically planted a variety of perennials in mid April. Annuals will be planted when the weather warms up a bit.

Extensive tree trimming and pruning was done in early spring. New trees have been planted, several common area beds are undergoing renovation and new native shrubs will be planted soon.

A very wet spring has made lawn mowing difficult. When the ground is too wet, those mowing machines dig deep ruts in the lawn, but when our crews skip mowing to allow the soil to dry, the grass grows long and shaggy! As you well know, it is a common Oregon springtime dilemma. DeSantis workers are mindful of the situation. As a step toward solving this soggy problem, we are looking at ways to improve drainage in the affected areas. Your patience is appreciated as we take steps to address the watery issues in the Arranmore Wetlands.

And, a timely reminder ...for non-emergent issues and in an effort to respect the time and schedule of DeSantis crews, we ask that residents refrain from interrupting work crews while on-site in Arranmore. Please contact the appropriate chair with questions, comments and concerns *in writing*.

Landscape, Ruth Robinson 6970 SW Arranmore Way, mickrob@comcast.net

Irrigation, Harry Reeder 7079 SW Arranmore Way, hcreeder@comcast.net

FINANCIAL REPORT

	Operating Fund		Capital Fund		Total, Both Funds	
	2010	2009	2010	2009	2010	2009
Income						
Dues	166,984	166,309	31,500	32,175	198,484	198,484
Investment Income	213	551	30	89	243	640
Other Income	107	261			107	261
Total Income	167,304	167,121	31,530	32,264	198,834	199,385
Expense						
Administration Costs	569	13,419		1,350	569	14,769
Swimming Pool	1,831	2,283			1,831	2,283
Landscape	13,141	25,188	408		13,549	25,188
Irrigation System	5,783	(1,170)	4,920	(11,949)	10,703	(13,119)
Total Expense	21,324	39,720	5,328	(10,599)	26,652	29,121
Net Income	145,980	127,401	26,202	42,863	172,182	170,264

Revenue remained the same as there has been no increase in dues assessment from 2009 to 2010. Interest income reflects the lower interest rate environment. Notable differences in profit and loss from 2009 to 2010 are due to administrative, landscape and irrigation system expenses. Three items account for most of the administrative expense difference; 1) \$8000 bad debt expense (an allowance for non-receipt of dues); 2) \$2796 insurance payment in Jan-Mar period; 3) \$3555 damage to common area caused by homeowner drainage problem. The cost of repair was reimbursed by the homeowner in Oct. 2009 and the insurance premium will now be paid in April of each year, thereby occurring in another quarter.

Most of the difference in landscape expense was due to the change in contractor. Two months of landscape maintenance was done on an "as needed" basis. March 2010 was the beginning of the new landscape contract with DeSantis Landscape. The irrigation system has generally needed more repairs due to age. The 2010 amount reflects irrigation repair expense. The 2009 amount reflects a transfer of expenditures to capital improvements and a refund from PGE due to previous overbilling for irrigation pump power.

If you have questions or would like more detailed financial information, please contact **Treasurer, Ken Sumida 503 206.5220 KenSumida@yahoo.com**.

Think Spring Things!

We are fast approaching our warm and dry summer months. Is it exterior repair and remodeling time for your home? If so, following are a few suggestions to keep in mind from the Architectural Committee:

The Mail must Get Through! As many of you know, we have a new mail carrier named Patrick, a very friendly and helpful person. Please be sure that you have numbers on your mailbox.

Is it time to replace your rusted and tired mailbox? Go to Mailbox Solutions 19350 SW 118th Ave, Tualatin OR 1 800 639.3344 or (503) 682-1500 for one of those larger locked boxes; otherwise a shiny new standard black box is widely available at hardware stores. Please see the ARC guidelines Sec. 3.16 for further descriptions. Mailbox Solutions knows the AHA approved model.

You and the neighbor(s) are responsible for the posts that secure your mailboxes. AHA does not pay for post replacement.

▲ See page 4 Think Spring Things!



Photo Courtesy of Jan Lindsay

2010 AHA Board of Directors

- Ken Sumida, Treasurer & Finance Chair
- Candace Coleman, Welcome Chair
- Bobbie Kennedy, Vice Pres & Architectural Review Chair
- Danielle Wissmiller, Pool Chair
- Ruth Robinson, President & Landscape Chair
- Tara Loveless, Secretary
- Not Shown: Harry Reeder, Pump & Irrigation Chair

Board Members:

Candace Coleman

Roberta Kennedy

Tara Loveless

Harry Reeder

Ruth Robinson

Ken Sumida

Danielle Wissmiller

Business Address:

7185 SW Chapel Lane

Portland, OR 97223

Newsletter & Communication:

Jan Lindsay

Phone: (503) 246-6342

jan.lindsay@comcast.net**Webmaster:**

Joe Schoen

Phone: (503) 246-3868

joe.schoen@comcast.netwww.arranmorehomeowners.com**2010 Arranmore Officers and Board of Directors**

President: Ruth Robinson	(503) 246-2131	mickrob@comcast.net
Vice Pres: Roberta Kennedy	(503) 245-3968	robertarkennedy@comcast.net
Secretary: Tara Loveless	(503) 718-8089	tara.lissa@gmail.com
Treasurer: Ken Sumida	(503) 206-5220	KenSumida@yahoo.com

Committees:

Landscape: Ruth Robinson	(503) 246-2131	mickrob@comcast.net
Irrigation System: Harry Reeder	(503) 977-2186	hcreeder@comcast.net
Finance: Ken Sumida	(503) 206-5220	KenSumida@yahoo.com
Pool: Danielle Wissmiller	(503) 341-2218	wissd@comcast.net
Architectural: Roberta Kennedy	(503) 245-3968	robertarkennedy@comcast.net
Welcome: Candace Coleman	(503) 292-9818	donpmorgan@juno.com

Think Spring Things!*cont. from page 3***Safety First! Help Stamp our slip-n-slide Sidewalks!**

As a homeowner you are responsible for the condition of the sidewalk adjacent to your home. The liability is also your concern. Over the rainy months - and perhaps years - some of the sidewalks have become very slippery with moss, debris and slimy stuff. To avoid an accidental fall, you would be well advised to power wash the sidewalk adjacent to your home or treat it to rid the area of moss and build up.

Along with sidewalk maintenance adjacent to your home, check for overhanging tree limbs and shrubs that may be blocking the sidewalk, making walking difficult or impossible in front of your home. Shrubbery and tree limb trimming on private property adjacent to the sidewalk is the homeowner's responsibility.

Help keep Arranmore Beautiful!

When not at curbside in front of your home for Wednesday pick up, your trash and recycling bins, preferably, belong in your garage. If that is not possible, then inconspicuous placement at the side of your home or garage is the next best thing. Your neighbor thanks you!

Please call any of the committee members below if you have questions or concerns. Check the AHA website for architectural guidelines and submit an application before beginning that next home project.

Eric Broms 503 805.8495
broms2317@comcast.net

Don Morgan
donpmorgan@juno.com

Roberta Kennedy 503 245.3968
robertarkennedy@comcast.net

It's Coming ... Again!
July 16-18, 2010

Is your garage filled to the brim with items you didn't even know you had? Are you getting that urge to do Spring cleaning? Or maybe you're looking for something special and just can't resist those great prices and a little bartering. Look no further - the **Annual Arranmore Garage Sale** is just around the corner and proves to be another great event in the neighborhood.

Welcome Chair, Candace Coleman (503) 292.9818 donpmorgan@juno.com will be coordinating this year's festival which will be held Friday through Sunday, July 17-18, 2010 in the neighborhood. The event will be advertised in the Oregonian and usually draws quite a crowd.

Expect to see the Arranmore sandwich board at the entrance advertising the event. If you would like to participate, please contact Candace to let her know. She will provide a sign for your driveway and give you all the information in order to participate.

If you're searching for a new treasure or have treasures to sell, the Arranmore neighborhood Garage Sale may be the answer for you ... mark your calendar for July!