

2009 Officers and Board Members

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

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Annual AHA Meeting March 8, 2010 – 7 PM

The Annual Homeowner's Meeting will be held Monday, March 8, 2010 at Montclair School. The time is 7:00 pm to 9:00 pm.

Your board wants to make this an informative and fun event with coffee, cookies, and prizes. It's a great opportunity to socialize with your neighbors and greet long-time friends. Our new residents will receive an official introduction and welcome. We'll elect new board members, summarize the year just ended, offer a preview of plans for the year to come, and review the financial health of our association. In addition we will be voting to accept three amendments to update our by-laws.

A meeting reminder, information on the issues to be presented, and a proxy will be delivered to homeowners prior to the meeting. Please plan to attend and please vote! Your participation and vote are both crucial to the success of the AHA.

Mark your calendar – March 8, 2010, 7:00 pm at Montclair School!



2010 Dues Coming Soon!

Dues statements for 2010 will be in your mailbox by the end of January.

There will not be an increase in 2010 dues; the amount will remain unchanged at \$1,388. This includes a \$225 assessment for the capital reserve fund.

Dues are payable March 1, 2010 and will be considered past due if not received in the AHA mailbox (by the pool) by midnight, March 15, 2010. Unpaid balances are charged interest at 10% per year.

You may mail your dues payment to the AHA business address, 7185 SW Chapel Lane or simply drop your payment in the locking mailbox.

The Irrigation News

With all the rain, snow and cold east wind at this time of year, most of us may find it difficult to focus on hot summer weather and gardening; but hot summer weather is on the way! And, a big part of the upcoming growing season is irrigation. Along with DeSantis, our new landscape contractor, Abel Irrigation continues to provide service to our irrigation system. Both are contractors are licensed, bonded and insured, and both are committed to water and energy conservation.

According to **Pump & Irrigation System Chair, Harry Reeder hcreeder@comcast.net 503 977.2186**, you can expect the AHA irrigation system to be placed into operation as *late* as possible. This means the system will be turned on following the first week of dry weather after April 1st. We are investigating the installation of "smart" controllers and rain sensors. This equipment automatically adjusts irrigation time according to evapotranspiration and suspends irrigation when it is raining. The big benefit would be a reduction of our water usage and energy costs while providing adequate water to common area lawns and beds. Use of this equipment will also extend the life of our 40 year-old system ... and that's a good thing!

You, as an individual homeowner, can make a difference by being pro-active in your conservative use of water and energy for irrigating your private property. To this end, it is the request of the AHA board that each resident reduce water and energy consumption during the summer season by limiting irrigation time on private property. Please refer to section 3.04 Irrigation and Landscaping of the AHA *Landscape Policies Procedures and Requirements* and follow these guidelines. Find this document at www.arranmorehomeowners.com. Please note the (1) watering time restriction and (2) the isolation valve requirement between the AHA irrigation system and the homeowner's sprinkler system.

There are approximately 10 homeowners who do not have the required isolation valve. If you are one of these homeowners, please have the valve installed by a contractor who is licensed by the State Landscape Contractors Board. Abel Irrigation, DeSantis Landscapes and Classic Irrigation are three such qualified and licensed contractors you may wish to contact if you don't have your own contractor.

OSU Extension Service has helpful literature available to aid in determining just how much water is necessary per week for a healthy lawn. Look for OSU Extension Service on the web at www.extension.oregonstate.edu and the article, "The Art and Science of Watering the Garden". Did you know that a wet, soggy lawn will attract earthworms and earthworms will attract ... you guessed it – MOLES!

Together we can conserve energy and water while reducing the wear and tear on our irrigation system (not to mention curbing the pesky mole population!)

Well-casing replacement June 2007. Maintaining the AHA Pump and Irrigation system can sometimes be a big project.



Courtesy of Dick Lindsay



Photo Courtesy of Dick Lindsay

New trees recently planted near Arranmore Way

The Landscape News

Landscape Chair, Ruth Robinson mickrob@comcast.net 503 246.2131, has been very busy recently commanding those daffodils to bloom and the primroses to blossom in hopes of putting the winter blahs on notice and ushering in the springtime sun! She's also been busy with the Landscape Committee selecting a new landscape contractor. The committee is pleased to announce that Arranmore has a new service contractor, **DeSantis Landscapes** (please see DeSantis insert.)

Your committee secured bids from three well-qualified contractors. After careful consideration of all bids, the Landscape Committee met with the finalists before recommending DeSantis to the Board in October. Our former contractor, MowTown, was invited to enter the bidding process but declined to do so. DeSantis will begin their maintenance contract on February 1, 2010. In the meantime, DeSantis will be performing various clean-up, mulching and planting services.

Have you notice the new trees in Arranmore? The committee will be concentrating on trees, trees, trees during the coming season. New ones have been planted off of Arranmore Way. Please contact Ruth if you have questions regarding the trees in your area.

The committee is looking for volunteers who have a love of gardening and a little time to spare. Please call Ruth if you would like to mingle with other gardeners in the warm, summer soil!

And one last request ... because our landscape maintenance is provided through a negotiated contract, resident requests and concerns should be brought to Ruth Robinson rather than directed to the contractor or workers. Ruth holds the key to addressing and resolving your needs and questions; please contact her directly.

Please direct your questions and concerns regarding irrigation to **Harry Reeder hcreeder@comcast.net 503 977.2186** Irrigation System Chair.

A hearty, "Thank You" to each resident from the Landscape Committee for your patience as we worked through our contractor transition during the major leaf clean-up in November ... and Ruth assures us, "spring is on the way!"

FINANCIAL REPORT

		3/1/09 - 12/31/09	3/1/08 - 12/31/08
Income:	Dues	\$166,309	\$163,983
	Interest	\$1,239	\$2,126
	Other	\$405	\$411
	Total Income	\$167,953	\$166,520
Expenses:	Administration	\$6,104	\$9,337
	Pool	\$19,836	\$17,552
	Landscape	\$71,368	\$84,122
	Irrigation System	\$15,534	\$10,107
	Total Expenses	\$112,842	\$121,118
Net Income:		\$55,111	\$45,402
Cash:	Operating Fund	\$90,823	\$51,210
	Cap Res Fund	\$75,289	\$81,899

As of December 31, 2009 income was slightly ahead of 2008 and expenses were about \$8,000 or 6.8% less than the previous year. Net Income, or surplus, was \$9,700 or 21.4% above the 2008 figure.

Landscape and Irrigation System expenses, when viewed together, are running \$7,300 less than 2008. Irrigation system responsibilities were removed from our landscape contract with Mowtown early in 2009. Expenses from our new irrigation contractor, Abel Irrigation, are now charged to the irrigation system account.

Cash is healthy with an increase of \$39,613 above last year in the Operating Fund. The Capital Reserve Fund dropped by \$6,610 due to unexpected repairs to the swimming pool that were brought to our attention when replacing the coping around the pool last spring, 2009.

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

You Are Cordially Invited ...

Your volunteer board of directors is committed to promoting and maintaining Arranmore as a pleasant, desirable place to live. They conscientiously devote many hours to that end in their efforts to preserve the attractive neighborhood you call home. All board members are residents who have a personal stake in Arranmore's livability.

Homeowners with concerns regarding any aspect of Arranmore's policies are encouraged to communicate their concerns *in writing* to any board member. The board will address the written concern/request, focusing on a solution and appropriate action that is in the best interests of the community as a whole. We are an association of 142 individual, residential homes; therefore, board decisions must respect the impact upon the entire neighborhood.

HOA board of directors meetings are open meetings by law (Oregon Planned Community Act). All Arranmore residents (owner or renter) are welcome to attend any board meeting. In an effort to maintain order and expediency, board meeting guests are asked to refrain from entering into deliberations and voting. Please contact the AHA president regarding time and meeting location if you would like to be included on the agenda or to observe.

Your volunteer board of directors makes every effort to be open, forthright and approachable in all board actions. Come join us for an interesting, enlightening evening of association business ... there may just be some refreshments, too!

AHA Board of Directors

back row:

- Dick Lindsay, Treasurer
- Ruth Robinson, Landscape Chair, Vice Pres
- Ken Sumida, Finance Chair
- Mary McGar, Welcome Chair, Secretary
- Harry Reeder, Pump & Irrigation Chair
- Roberta Kennedy, Architectural Review Chair

front row:

- Danielle Wissmiller, President



Photo Courtesy of Don Morgan

Board Members:

Roberta Kennedy
 Dick Lindsay
 Mary McGar
 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@yahoo.com



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

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: Saralyn Butler	(503) 206-5220	saralyn.butler@fredmeyer.com
Architectural: Roberta Kennedy	(503) 245-3968	robertarkennedy@comcast.net
Welcome: Mary McGar	(971) 242-1321	m1mcgar-shop@yahoo.com

Architectural Review News

New volunteer member **Don Morgan** joins **Eric Broms** and **ARC Chair, Roberta Kennedy** to share the responsibilities. Don is a retired architect and will be serving as a committed volunteer. We welcome his expertise and knowledge to the ARC!

You will be interested to know that pavers have been added to the list of approved driveway design construction:

3.04 Driveways. Driveways may be constructed of a concrete slab, pavers or stamped concrete finish. If a concrete slab is used, it is recommended that the drive surface be finished with a broom finish or exposed aggregate. All construction plans and artistic effects (color, pattern, texture) must be submitted to the ARC for approval.

The Arranmore website, www.arranmorehomeowners.com has the complete *Architectural Standards and Controls Manual* that you may want to check if you haven't already done so. Also included on the website is a printable application form for submission to the ARC for all external home improvement plans.

During January and February, please contact Eric Broms or Don Morgan.

Eric Broms 503 805.8495
broms2317@comcast.net

Don Morgan
dpmorgan@juno.com

Roberta Kennedy 503 245.3968
robertarkennedy@comcast.net

***WELCOME!* New Residents**

Welcome Chair, Mary McGar, has been very busy greeting new residents in Arranmore.

We want to extend a friendly Arranmore WELCOME! to:

Kirstin Broms & Chris Mueller, Kris Smole & Craig DeHarport, Virgil & Patricia Cecchi, Don & Sue Jensen, Paul Metson and Wendy Bateman. We're glad you've chosen Arranmore as your new home! If you're an "old time" resident and you've noticed new faces next door, take a moment to say hello to your new neighbors.

As a new resident, we invite you to check out the volunteer opportunities that are crucial to the health and welfare of our neighborhood. If you see an area where you'd like to volunteer your time and talents, please give the committee chair a call (see above) to offer your help and get your questions answered. Please plan to attend the Annual Homeowners Association meeting March 8, 2010 and get an in-depth view of the community and the many ways there are to serve.

Besides a warm Arranmore welcome, Mary leaves each new resident with a packet of AHA information and gifts from local merchants. If you are new and have not received your welcome packet yet, it's not because Mary has forgotten you; she'll be at your door soon!

Mary McGar m1mcgar-shop@yahoo.com
971 242.1321