

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

Inside this Issue:

- 2 The Landscape News
- 2 Renovation at the Pool
- 3 Financial Report
- 3 The Irrigation News
- 4 Architectural News, *cont.*
- 4 Annual Pool Party
- 4 Board Member Nominations
- 4 2010 Board Members & Officers

Architecture Review Committee



Photo courtesy of Dick Lindsay

A colorful array of blooming flowers send a sunny greeting.

A wise person once said..."make hay while the sun shines." The ARC interprets this as..."make your exterior home improvements while the weather permits." At long last summer has arrived. It never seems to get here until after the 4th of July. Since January 01, our committee of three volunteer homeowners has approved 14 ARC applications for paint, fences, patios, roofs, siding and driveways. Almost all were approved within a few days. If you plan any exterior changes and improvements to your home, you are required to complete and submit an ARC application to a committee member. The application is available on the Arranmore website. If you call an ARC committee member regarding planned improvements and leave a phone message, please speak slowly, leave your phone number and a brief message. You can always reach an ARC member by email.

As an Arranmore homeowner you are responsible for the condition and safety of your sidewalks and curbs. Many sidewalks are almost "unwalkable" due to moss and grime buildup over the years. Several frequent neighborhood walkers have found some to be very dangerous. Please assess the status of your sidewalk for safety.

You are liable for any accident that may occur due to slippery/hazardous conditions. If you have a question regarding the condition your particular area of sidewalk, a member of the ARC is available to answer questions. Upon budget approval by the AHA board, we plan to power wash the common area concrete sidewalks during the summer. They are in need of attention.

Cleaning Tips: There are numerous cleaning companies listed in the yellow pages under **PRESSURE WASHING**. Tualatin Clean Water Services does not recommend de-moss products which are sold in garden stores. De-moss products contain zinc sulfate or chlorine; both chemicals are toxic to fish and wild life. If you would like further information on de-moss products, call the water and sewer agency (503) 681-3600 and ask for Clean Water Services.

The mission for the ARC committee is to enforce our AHA guidelines and in so doing maintain the integrity of our community. The committee will be sending out a form letter to those residents whose home exterior appearance/condition is in need of maintenance or repair. It will contain recommendations for home maintenance, i.e. paint, fence repair, sidewalk maintenance, etc. If you receive a letter and have questions or concerns, we are happy to speak with you.

See page 4 Architectural Review Com.

The Landscape News

Landscape Chair Ruth Robinson and committee have been working hard to keep the common areas in Arranmore looking their best. While those flowers have been quietly growing in their beds, a lot has been going on. Here's just a sample of what's happening from the ground up:

WET weather in May and June brought more than a few challenges for the landscape committee as well as the landscape contractor, DeSantis, to deal with. One of the biggest problems created by too much wet, rainy weather is with mowing. The *big* mowers produce *big* ruts in the lawn and an all around soggy mess that no one wants to see. Hopefully, with drier weather now in abundance and the intermittent use of smaller mowers, the problem will be solved.

The landscape committee completed a Spring walk-through to identify weed and yard maintenance problems. Those residents who failed to correct the identified problems have received non-compliance letters. Our landscape standards call for all yards to be mulched. If your mulch covering is getting thin or has disappeared altogether, this is a reminder to replenish the mulch. The committee does not expect perfection, but Arranmore enjoys a standard of groomed yards that we strive to maintain.

The first phase of the pathway paving project has been completed. The landscape and irrigation committee would like to recognize and thank resident, **Don DuBois** for contributing many volunteer hours working on pathway improvements in the neighborhood.

Adequate drainage is a long-recognized problem in Arranmore. After conferring with DeSantis and short of a major and expensive comprehensive drainage project, the committee recommends removal of sections of lawn from certain poorly drained areas and replanting with water-loving shrubs. The landscape committee will be working with DeSantis to achieve the most cost-effective solution to this problem.



Photo courtesy of Dick Lindsay

Mighty men and machines paving the pathway!



Photo courtesy of Dick Lindsay

A welcoming pallet of summer color at the entrance.

New shrubs have been planted, deadheading and trimming of rhododendrons continues regularly and the newly planted flowers at the entry are waging a battle with the slugs! Please remember, the landscape committee is always looking for volunteers to lend a hand and a little time for the beauty of Arranmore. You may email Ruth Robinson if you would like to get involved. Your help is appreciated!

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



Photo courtesy of Dick Lindsay

Have you tried out the new hot tub? Darci Keljo gives it a thumbs up!

Renovation at the Pool

Hot, sunny weather means lots of pool time for Arranmore residents and guests.

The newly renovated hot tub/spa has been outfitted with an unblockable drain, eliminating the entrapment hazard and putting us in compliance with the Federal Pool and Spa Safety Act. The spa interior has been resurfaced and the outside decked out with new tile. The pool fence has a fresh coat of stain/sealant.

Updated Pool Rules have been posted at the pool house, are available on the AHA website and are inserted with this newsletter. Please read and keep for your home use. See you at the Pool!

FINANCIAL REPORT

	Operating Fund		Capital Fund		Total, Both Funds	
	2010	2009	2010	2009	2010	2009
Income						
Dues	166,309	166,309	32,175	32,175	198,484	198,484
Investment Income	482	881	117	146	599	1,027
Other Income	290	729			290	729
Total Income	167,081	167,919	32,292	32,321	199,373	200,240
Expense						
Administration Costs	4,232	12,077		1,350	4,232	13,427
Swimming Pool	12,344	7,488		33,462	12,344	40,950
Landscape	54,461	41,711	3,192	822	57,653	42,533
Irrigation System	7,578	6,829	4,920	(11,949)	12,498	(5,120)
Total Expense	78,615	68,105	8,112	23,685	86,727	91,790
Net Income	88,466	99,814	24,180	8,636	112,646	108,450

Revenue remained the same since the dues assessed per lot have not changed from 2009 to 2010. Interest income reflects the lower interest rate environment. The 2009 numbers have been restated to reflect the period from January through June.

Most of the difference in Administrative Expense is due to Bad Debt Expense, which is an allowance for non-receipt of assessed dues. We are estimating about \$4,000 of Bad Debt Expense for this year, although it is not yet recognized as an expense in the P&L.

Most of the difference in Landscaping expense is due to mulching which has not been done for several years. The Irrigation System Expense in 2010 includes about \$5,000 for the installation of new irrigation controllers which will conserve water and improve the irrigation system operation.

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

The Irrigation News

The torrential rains have given way to warm, summer sunshine which means we are now into the irrigation season in Arranmore. We hope you all have your systems up and running and were spared the problems of broken sprinkler heads and/or pipes over the winter.

As has been noted in the past, AHA irrigation system has a new "smart" controller. The "smart" controller is a computerized system that controls the amount of water dispensed into the common areas based upon vegetation and soil type, root depth and weather conditions. Therefore, there is no longer a fixed watering schedule for each of the different zones. Irrigation in each of the zones may occur anytime between 9 PM and 9 AM. The run-time in each zone will also vary depending upon the condition of the soil and the amount of water needed. As previously mentioned, we will be tweaking the system as the season progresses. Some common area irrigation zones have both sloping and flat terrain and it may take some time to discover the correct amount of water in order to reach a happy medium in these areas.

If you notice common area lawn with brown spots and/or excessively wet areas, please advise **Irrigation Chair Harry Reeder hcreeder@comcast.net**

We need to ensure that DeSantis workers have dry lawns to mow on Mondays; therefore, please remember to water **AFTER 5:00 PM** on Mondays.

A timely reminder and words of wisdom ... "an irrigation system in good repair does not waste water." We are fortunate to have a well that provides irrigation water for Arranmore ... let's use it wisely!



Photo courtesy of Dick Lindsay

Removing the old pathway to make way for the new one.

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.net



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

**Annual Pool Party
 September 11**

Save the Date! The Annual Pool Social is just around the corner and you won't want to miss it! We will gather at the Arranmore Pool at the end of summer for another great evening of grilling, visiting and socializing. The gathering will be from 5:00 PM to 7:30-ish at the pool.

Welcome Chair, Candace Coleman 503 292-9818 is planning another tasty party of grilled burgers with all the trimmings. She is looking for volunteers to help with preparations, grilling, hosting and clean up. Please give her a call if you would like to lend a hand and help make this another great success.

Come prepared to enjoy some of the best burgers in town around the Arranmore Pool and a summer evening of visiting with new and old friends in the neighborhood.

Board Member Nominations

Are you interested in serving on the Arranmore Board? Do you know someone who would be well-qualified to serve? The Nominating Committee is looking for qualified residents with proven management, committee and/or leadership skills who would be willing to serve on the board. Your skills and training or previous work experience coupled with a willingness to invest some volunteer time would be a contribution to the smooth running community that we need as a homeowners association. Our board takes advantage of excellent HOA training offered through Vial Fotheringham Attorneys, providing board members insight into the operation of a well-managed HOA. If this sparks your interest, the nominating committee would like to hear from you! Please contact a committee member:

Dick Lindsay dicklindsay@comcast.net 503-246-6342; **Mary McGar** m1mcgar-org@yahoo.com 971-242-1321; **Ruth Robinson** 503-246-2131 mickrob@comcast.net



Photo courtesy of Dick Lindsay

The smooth, new pathway is ready for walkers.

**Architectural Review
 Committee** *cont. from page 1*

Thank you for keeping Arranmore a beautiful neighborhood!

Roberta Kennedy, Chair ARC
 (503) 245.3968
robertarkennedy@comcast.net

Eric Broms, Member
 (503) 805-8495
BROMS2317@comcast.net

Don Morgan, Member
 (503) 292 9818
donpmorgan@juno.com

A note from the editor...

Due to travel plans and class reunions in October this Fall, the Arranmore Newsletter is going to be late ... AGAIN! Instead of being delivered to your door step on October 15, please look for the Newsletter the week of October 25. Thanks for your patience!

Arranmore Pool/Recreation Facility Rules

- **Facility Hours**

- 9:00am-10:00pm daily
- Adult (18 and over) lap swim daily: 9:00am-10:00am and 6:00pm-7:00pm

- **Safety Rules**

- No running or horseplay in the pool area
- No sporting equipment NOT intended for pool use (i.e. footballs, softballs) are permitted in the pool area
- No diving
- No glass in the pool area
- No smoking in pool area or pool house
- DO NOT throw furniture into pool
- No large flotation devices permitted in the pool or spa/hot tub

- **Pool - Spa/Hot Tub Rules**

- Diapered swimmers MUST wear a swim diaper
- No food or drink in the pool or spa/hot tub
- Cleansing showers are REQUIRED before entering the pool or spa/hot tub
- DO NOT use the pool or spa/hot tub alone
- Children under 14 MUST be accompanied by an adult
- Children under 3 are NOT permitted in the spa/hot tub
- Persons with a communicable disease are NOT permitted in the pool or spa/hot tub
- Use of the spa/hot tub can be dangerous to pregnant women, the elderly, those with heart disease, diabetes, or taking certain prescription drugs. If in doubt, check with your physician before using the spa/hot tub

- **Guest Policy**

- GUESTS MUST BE ACCOMPANIED BY AN ARRANMORE RESIDENT
- Guests are limited to 4 per family at one time, not including immediate relatives (i.e. children, grandchildren and parents.)
- If you wish to invite more than 4 guests at one time, please book a group activity with the pool committee. This scheduled time will be posted to inform all pool users of your group activity. Residents are still permitted to use the facility, but may choose to avoid the group activity time, if desired. Please call The Arranmore Pool Chair (503 341-2218) to schedule a group activity.