

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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Photos courtesy of Jan Lindsay

Big Splash at the Pool!

We hope you were one of the lucky ones who attended the September 11, 2010 Pool Social held at the Arranmore Pool.

Welcome Chair Candace Coleman 503 292-9818 donpmorgan@juno.com

reports a great turnout of residence and another very successful party. Neighbors mingling, sharing food and conversation is a great way to usher in the Fall season, reconnect with one another and wrap up the swim season with one last summer fling.



The crowd numbered in the 60s with great weather to encourage meeting, greeting and lively conversation. We spied a couple of young swimmers who were having a difficult time saying goodbye to their favorite summer pastime; they were not quite ready to give in to the last swim of the season. Don't Despair: the pool will reopen May 2011 ... it's just around the corner!



Thanks, Candace, for a great menu! No one should have gone away hungry with a plentiful spread of yummy salads, deviled eggs, meats and cheeses and of course the tasty cookies all displayed picnic-fashion on the covered tables. The AHA provided wine, beer and soft drinks.



Now we know Candace can organize a great party and we're looking forward to next September when we can return again for another opportunity to gather at the pool. *Thank You!* to each one who offered a helping hand to make this a great neighborhood event.

Oh! What a Tangled Mess

Work on a preliminary design is underway to untangle the intersection of Beaverton-Hillsdale Highway, Oleson Road, and Scholls Ferry Road. This project started in 1996 with the intent of addressing safety and congestion at this dangerous intersection known to many long-standing area residents by a variety of names - one of which is "suicide corner."

The proposal under consideration would re-route the Oleson Road/Beaverton-Hillsdale Highway intersection and traffic light 600 ft east of the present location. It would create two left turn lanes onto Oleson Road from both Beaverton-Hillsdale Highway and Scholls Ferry Road, and from Oleson Road onto Beaverton-Hillsdale Highway.

The route would extend Oleson Road through property currently occupied by Wells Fargo Bank. Other businesses affected would be Beau Brummel cleaners, Doggy Day Care, and an apartment building on Oleson Road. Also under the spotlight is the building previously occupied by a leather furniture company (now Gifts & Antiques) and a sports bar/night club off of Beaverton-Hillsdale Highway.

Funding requests for the acquisition of right-of-way and construction will be made following completion and approval of the final design which is expected in 2 to 5 years. Construction is expected to take place in 5 to 10 years. One step depends upon another, and another and another ... it seems a never ending process so patience is key here!

However, a piece of the project - the replacement of the Oleson Road Bridge over Fanno Creek - has been approved. Federal funding has been set aside with construction to be completed by 2014. Construction will raise the bridge 7 to 8 feet above the current road level to avoid flooding as well as increase the bridge width to meet current bridge design standards.

More information, including road alignment maps and future meeting dates to collect comments on the design from those who will be affected, are available on the project website, www.fixbhos.org



Photos courtesy of Dick Lindsay

This Oleson Rd apartment building will be eliminated in the improvement plan.



Fanno Creek Bridge upgrade is part of the Oleson Rd/Beav-Hlisd Hwy/Scholls Ferry Rd improvement project.

THE IRRIGATION NEWS

The irrigation season is wrapping up for another year and may well be over by the time this newsletter is in your hands. This season we had two major leaks and a short in the electrical wiring to the pump. The short was approximately 43 feet down into the well. New wiring was spliced to the existing wiring at that point. During this repair time we used 13,400 cubic feet (that's 100,232 gallons) of water from Tualatin Valley Water District at a cost of \$388.66.

This year it is likely that we will use approximately 65 percent of the water we used last year. This decrease is partially due to weather and partially a result of the new "smart controller" installation. When we shut down the irrigation system for the winter, the AHA system will be drained and we suggest homeowners drain their system also.

Please direct comments and questions regarding irrigation to **Irrigation Chair Harry Reeder** hcreeder@comcast.net

FINANCIAL REPORT

January through September Statement of Revenues & Expenses						
	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	688	1,206	220	196	908	1,402
Other Income	365	988		550	365	1,538
Total Income	167,362	168,503	32,395	32,921	199,757	201,424
Expense						
Administration Costs	4,959	9,363		-	4,959	9,363
Administration Costs(Bad Debt Exp)		6,650		1,350	-	8,000
Administration Costs(Collection related)		1,722			-	1,722
Swimming Pool	18,187	16,373	3,702	33,462	21,889	49,835
Landscape	77,796	65,566	21,853	822	99,649	66,388
Irrigation System	12,312	12,021	4,920	939	17,232	12,960
Total Expense	113,254	111,695	30,475	36,573	143,729	148,268
Net Income	54,108	56,808	1,920	(3,652)	56,028	53,156

2009 is restated because the fiscal year has changed.
Adjustments to remove capitalized items are not included

Revenue was unchanged since the dues assessed per lot have not changed from 2009 to 2010. Interest income reflects the lower interest rate environment. The 2009 numbers show the comparable last year period from January through September. Most of the difference in Administrative Expense was due to Bad Debt Expense (which is an allowance for non-receipt of assessed dues), for legal expenses related to collecting past due accounts, and for timing differences in payments from last year to this year. We are projecting a substantial increase in Bad Debt Expense for this year. Most of the difference in Landscaping expense was due to mulching which had not been done for several years. Substantial maintenance and repairs were completed for the common area pathways this year. The Irrigation System Expense in 2010 includes about \$5,000 for the installation of new irrigation "smart 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**.

Welcome, Neighbors!

We are always glad when new residence move into Arranmore. We would like to introduce two new families to the neighborhood; **Ray and Linda Zapp and Mike and Miriam Rogson. WELCOME!**

We are hoping you will make the time to get involved in this community of volunteers; there are many places to put your volunteer efforts to work, utilizing you unique talents to help keep Arranmore a vibrant neighborhood. And, you don't need to wait to be asked! If you see a place where you'd like to help out, give any board member a call and offer your helping hand!

Board member contact information is listed on page 4 of each newsletter and on the website.

You'll always find the AHA website address on the front cover and on page 4 of each newsletter. Check out the website www.arranmorehomeowners.com...it's full of useful information.



'Twill be a frightful night!

Photo courtesy of Dick Lindsay



Photo courtesy of Jan Lindsay

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Candace Coleman
 Roberta Kennedy
 Tara Loveless
 Harry Reeder
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 Ken Sumida
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2010 Arranmore Officers and Board of Directors

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Welcome: Candace Coleman	(503) 292-9818	donpmorgan@juno.com

Architectural Review Committee

The ARC and fellow homeowners extend a *Thank You!* for all efforts made toward keeping Arranmore a beautiful and safe community. The summer and early fall months are traditionally the busiest for the ARC. Notices were sent to homeowners with maintenance issues. As a result, driveway repairs/replacement, fence repairs/paint, exterior painting and maintenance and sidewalk cleaning has been done.

A few reminders:

Fences: You are responsible for the condition of your fence...**on both sides!** Please insure that what your neighbor looks at is repaired and painted.

Exterior Painting: You will receive another notice/reminder if no action has been taken to improve the condition.

Concrete Sidewalks: The condition, maintenance and SAFETY of the sidewalk adjacent to your property is the responsibility of the homeowner, not the AHA. This summer AHA had all the common area concrete walkways cleaned. We urge you, once again, to assess your sidewalk, especially for safety. You are liable if someone slips and falls, not the AHA!

Asphalt Pathways: The moss buildup is extensive in some areas creating a safety hazard for walkers. The plan is to have these trouble spots cleaned at the end of October.

Volunteers: We welcome new committee members to the ARC! Serving on the ARC is a very time-manageable opportunity. You would be asked to assess maintenance issues, attend board meetings as a substitute and review applications. Please call **ARC Chair Bobbie Kennedy** for more details.

Thank you for keeping Arranmore a beautiful neighborhood!

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ARC Guidelines and the ARC Application Form are available on the AHA website. Please contact any of the above ARC members if you have questions or concerns.

Thank You! Kevin Keljo

You may have noticed the great, new signs at the pool this summer. Our sincere thanks to Kevin for donating his time and services, providing a much needed improvement to the Arranmore pool area. The AHA appreciates your generosity! **GREAT NEW SIGNS!**



Photo courtesy of Dick Lindsay