

2011 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: Hospitality

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AHA Annual Meeting Montclair Elementary School

*Monday, April 25, 2011
7-9 PM*

The date of the AHA Annual Meeting is **Monday, April 25, 2011**, and fast approaching! The meeting will again be held at Montclair School with coffee and cookies provided as well as good conversation and the opportunity to participate in the business of Arranmore. The proposed agenda and president's report are inserted herein for your information. It is important to note that **in order to conduct business; we must have a quorum of 60% of members represented either in person or by proxy.** The magic number is 86 and as of this writing, less than one half that number of proxies has been received. If you attend in person, your proxy will be returned and you may cast your vote in person.

The Board is urgently requesting you to drop off your proxy in the AHA mailbox in front of the pool. If your copy has been misplaced or you need a replacement, please request it from **President, Ruth Robinson 503 246-2131 or mickrob@comcast.net.**

A recent *Oregonian* article recounts the tale of a Virginia civic association's surprising results at an annual meeting. In the past, candidates were introduced, waved, and received polite applause prior to the beginning of the election. One particular year, in the interest of time, only the candidate's name and qualifications were announced. Running for president, Mrs. B. Lee was described as a relatively new member, interested in neighborhood activities and the outdoors, and with past experience overseeing an estate of 26 acres.

Though unfamiliar with Lee's name, the crowd of 50 raised their hands, assuming the candidate was a civic-minded newcomer. These days, it's difficult to find volunteers to devote the time and energy needed to serve as officers; so the slate Lee headed was unanimously elected.

Only later did the members discover that their new president was, in fact, **a dog!** Could it happen here? The AHA Nominating Committee met on numerous occasions and carefully considered each candidate's qualifications. To be sure, there are **no dogs** included on our slate of candidates!

Please take time to become acquainted with your neighbors who are willing to give their time and efforts on your behalf. And, better yet, volunteer some of your time and efforts to serve on a committee; your help will be welcomed and appreciated!

A poll will be taken - limited to those in attendance at the Annual Meeting - for you to indicate interest in possible ideas/directions for Board consideration during the coming year. Watch for this list that will circulate at the meeting and indicate your preferences.

Each resident is vital to the Arranmore community; we look forward to your participation in the business of maintaining and operating our association.

Responsible homeownership in a homeowners association means volunteering, participating and voting in order to keep our association in sound, stable condition. Plan to attend the AHA Annual Meeting!

“I’d Like to Attend a Board Meeting ...”

Homeowners are always welcome to attend Board meetings as observers. Board meetings are held the **2nd Monday** of each month (excluding December) from 7-9 PM. The time and place for each meeting is posted on the AHA website

www.arranmorehomeowners.com

You are invited to present issues/concerns you wish the Board to consider by contacting the president in writing **at least** 1 week prior to the next regularly scheduled meeting.

Once your particular concern is added to the agenda, the Board will allow time for you to present a brief statement. Please remember to be courteous, brief and refrain from participating in the Board’s deliberations and decision making process.

Please contact the Board secretary to confirm your attendance.

Are You Ready to SWIM? Pool Opens MAY 28

You may have noticed lots of trucks, equipment and activity at the pool house the last few months and if you thought it might have something to do with renovating the changing rooms, you would be right!

The secret’s out; we now have a beautiful, newly updated pool house. Both the men’s and women’s changing rooms have a fresh coat of paint, new energy-efficient commodes, new shower tile, vanity, and new skid-resistant floors, as well as new doors and windows. An added extra touch is art work on the walls.

You will soon be getting a 6-digit code to access the new keyless door lock that will further maximize the efficiency and safety of the pool house. Your pool key will NOT allow you entry into the pool; you will need to use your new, personal 6-digit code when the pool opens.

Pool Chair, Danielle Wissmiller
wissd@comcast.net promises lots of hot summer sun for Memorial Day Weekend (☺) and invites you all to take a look at the new digs. It’s time for summer in Arranmore!

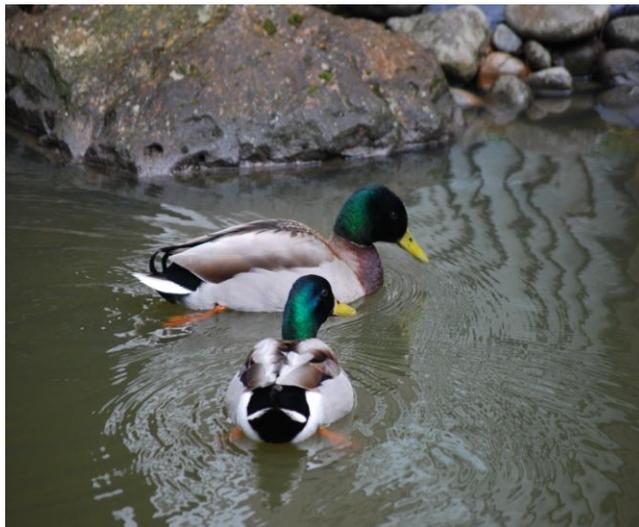


Photo courtesy of Dick Lindsay

The Hospitality Run-Down

We would like to extend a warm welcome to new resident, **Gary Hamblet**, who has recently moved into the neighborhood. **Hospitality Chair, Candace Coleman 503 292-9818**

donpmorgan@juno.com has been busy greeting new residents and placing important AHA information into their hands. Look next door; you may have new neighbors!

Arranmore is getting ready for the **ANNUAL GARAGE SALE August 12-13**. Watch for details in the July 15, 2011 newsletter for this Friday-Saturday event which is well-publicized and well-attended. It’s never too early to check your garage for saleable items you no longer need and may just be the treasure someone is looking for.

The **March 2011 Homeowners Roster** will be available at the AHA Annual Meeting; don’t forget to pick up your copy. If you are unable to attend the Monday AHA meeting, contact Candace to pick up your roster.



Photo courtesy of Dick Lindsay

FINANCIAL REPORT

January through March	Operating Fund		Capital Fund		Total, Both Funds	
	2011	2010	2011	2010	2010	2010
Income						
Dues	166,309	166,309	32,175	32,175	198,484	198,484
Investment Income	135	213	113	46	248	259
Other Income	324	107			324	107
Total Income	166,768	166,629	32,288	32,221	199,056	198,850
Expense						
Administration Costs	3,148	569			3,148	569
Swimming Pool	4,121	1,831	18,672		22,793	1,831
Landscape	21,017	14,386	673	408	21,690	14,794
Irrigation System	5,759	5,783		4,920	5,759	10,703
Total Expense	34,045	22,569	19,345	5,328	53,390	27,897
Net Income	132,723	144,060	12,943	26,893	145,666	170,953

Revenue stayed the same as the dues assessed per lot have not changed from 2009 to 2010. Notable differences in the P&L when 2011 is compared to 2010 are in the administrative, pool, landscape and irrigation system expenses. Regarding administrative expense, an insurance premium is paid once a year. A premium of \$2,261 was made in March, 2011 this year and in April last year. The pool remodel expense and spa leak repair account for the increase in pool expense. Most of the difference in landscape expense was due to the change in landscape contractor. This year, monthly contract payments were made in January, February and March. Last year two months of landscape service was done on a time and materials basis and March was the first monthly contract payment. The irrigation system expenses were similar to last year with the exception of the irrigation system clocks that were installed in 2010.

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

Irrigation System Ready for Summer...Where's The Sun?

The irrigation system was serviced for the upcoming season in late February, 2011 and is currently shut down until the time for watering begins. There were several faulty heads requiring replacement and three failed lateral pipes. During this service time, some of the older sprinkler heads were also replaced.

While running the Spring start-up, many homeowner isolation valves were closed; if your system does not operate when the season begins, you should ensure that your isolation valve is open.

It is suggested that homeowners keep their personal irrigation system OFF until the AHA system is activated for the season. Please remember that it is the responsibility of each homeowner to maintain their irrigation system and keep it in good working order. Each homeowner should locate the isolation valve that connects their system to the AHA system.

If there is not an isolation valve, please contact **Irrigation Chair, Harry Reeder 503 977-2186 hcreeder@comcast.net**

By installing the smart controller, the AHA was able to realize a 30% savings in water usage last year as compared to previous years. Please be a "smart controller" and do not over-water your lawn. Help preserve our water!



Photo courtesy of Dick Lindsay

Board Members:

Candace Coleman
 Roberta Kennedy
 Tara Loveless
 Harry Reeder
 Ruth Robinson
 Ken Sumida
 Danielle Wissmiller

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2011 Arranmore Officers and Board of Directors

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Vice Pres: Roberta Kennedy	(503) 245-3968	robertarkennedy@comcast.net
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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
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Pool: Danielle Wissmiller	(503) 341-2218	wissd@comcast.net
Architectural: Roberta Kennedy	(503) 245-3968	robertarkennedy@comcast.net
Hospitality: Candace Coleman	(503) 292-9818	donpmorgan@juno.com

ARC – SPRING Is Here!

Architectural Review Committee

RAIN, RAIN, DRAIN, DRAIN

Given the record rainfall this past year, it is imperative that we give special attention to gutter/downspout drainage. All homes are required to have properly drained gutters. The AHA Standards and Controls Manual Section 3, Design Requirement 3.03 states...

“Gutters will be required on all structures and must be properly drained to direct all run-off to the curb lines of the Building Site as presently established.”

Help your neighbor and the surrounding Arranmore community by ensuring that your gutters are properly cleaned, cleared and drained.

TRASH BASH ...

Where Do the Green Cans Go?

AHA ARC asks that you keep your green trash and recycling cans in your garage when not at curbside for pick-up. If that is not possible, please set them to the SIDE of your garage or home in the least conspicuous area. Again, your neighbors thank you.

SPRING THINGS ...

What to Expect From ARC in the Coming Months:

Review of driveway/walkway conditions for excessive moss buildup
 Review of exterior paint conditions for chipping/peeling
 Review of gutter drains for compliance
 Review of fence condition

We will send letters to homeowners who require exterior maintenance. If you receive a letter, you will have 30 days to submit a plan for corrective action.

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Eric Broms
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Don Morgan
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ARC Guidelines and the ARC Application Form are available on the AHA website:
www.arranmorehomeowners.com



Photo courtesy of Dick Lindsay

