

## 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: Welcome

## Inside this Issue:

- 2 News from the Wetlands of Arranmore
- 2 Welcome! New Residents
- 3 Financial Report
- 3 The Slippery Truth ...
- 4 Reserve Study, *cont.*
- 4 Who Should I Call?
- 4 2011 Board Members & Officers

## Annual Homeowners Association Meeting

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

Mark your calendar and plan to attend the Arranmore Homeowners Association Meeting April 25, 2011 at Montclair Elementary School, 7250 SW Vermont St. New Board members will be elected and pertinent issues voted upon at the Annual Meeting.

We will review the accomplishments of the past 2010 year and look ahead to plans for 2011 as well as examine the financial health of our Association.

Don't miss this opportunity to meet and hear from your Board members and gain an understanding of association business. There's always a cup of coffee handy (and no doubt a cookie or two!) to make this a neighborly, social evening.

A meeting reminder, proxy and information regarding issues to be voted on will be delivered to each homeowner prior to the meeting. Please reserve the date and plan to attend the Annual Meeting.

You are an important part of our neighborhood and your support and participation is vital to the success of the Arranmore community.



Photo courtesy of Dick Lindsay

A sunny, January afternoon in Arranmore ... blue sky and no rain!

## Capital

## Reserve

## Study

2011

The latest capital reserve study for the current fiscal year ending December 31, 2011 shows the reserve fund is 110.7% funded - good news for Arranmore homeowners!

A primary responsibility of the Board of Directors is to maintain, protect, and enhance the assets of the association. As our *physical* assets age and deteriorate, it is important to accumulate *financial* assets - keeping the two in balance.

This year's study was prepared by an outside firm, **Association Reserves**, specializing in establishing adequate reserves for associations such as the AHA. An asset list was provided to them along with the estimated useful life and replacement cost of each asset. The study projects our capital expenses for 30 years out based upon a projected reserve fund balance at the end of 2010 (\$99,500) and our reserve contribution rate (\$32,175).

Earlier this year the Board adopted a Capital Expense Policy which defines an asset as a capital expense if the asset has a \$2,000 minimum value and an expected useful life of at least 3 years.

These capitalized asset expenses may be an addition, improvement, or replacement of an existing asset. This definition allowed the removal of a number of assets from the previous reserve study as they were below the \$2,000 threshold. These will be included in expenditures for the Operating Fund rather than the Capital Fund. In addition, certain assets (including the changing rooms in the Recreation Center and the pool vessel) were added to the list.

See Reserve Study page 4

## News from the Arranmore Wetlands!

Three areas with excessively wet, mossy lawn have been replanted with water-tolerant, native shrubs during the past Fall 2010 season.

You may have noticed the new red twig dogwood, salal and various sedges that now fill the area north of lot #90 which has repeatedly been damaged by mowers. Sedges are a grass-like reed native to many Oregon wetlands.

South of lot #38 and #39, look for three Oregon ash and two new pink dogwood trees that replace previously damaged pine trees that were removed several seasons ago. The new trees are under-planted with sedges and salal. Finally, a strip of very mossy lawn bordering the pathway north of the pool has been replaced with dwarf red twig dogwood and more sedges. Keep your eye on the front entry for a welcome splash of February color ... some of the 500 new daffodils are already pushing through the winter bed and primroses are soon to be added!

The landscape committee was busy last season and pleased to have accomplished several projects on their list as well as staying under budget. This was due in part to willing volunteers who helped select and transport new trees and shrubs as well as participate in planting, pruning and grooming.

Do you have surplus plants from your yard? Consider donating them to the landscape committee for placement in our shared common areas. Several homeowners have made welcomed donations; you may notice your donated plants thriving in their new "beds" in and around the Arranmore common areas.

Please contact **Landscape Chair Ruth Robinson** [mickrob@comcast.net](mailto:mickrob@comcast.net) via email regarding landscape questions and concerns. If you have a love for gardening and beautiful flowers and would like to lend a helping hand, please contact Ruth.



Photo courtesy of Dick Lindsay

A few of the 500 daffodils making their way to the sun. Watch for these yellow bloomers along Oleson Road.



Photo courtesy of Dick Lindsay

Newly planted Oregon ash and pink dogwood replace damaged trees removed several seasons ago.

## Welcome! New Residents

Welcome **Chair, Candace Coleman** [donpmorgan@juno.com](mailto:donpmorgan@juno.com) informs us that we have four new resident families in the Arranmore community:

**John and Susan Spring**  
**Patricia and Diego Miron**  
**Susan Kirkman**  
**Gary and Jean White**

We look forward to meeting you in person and are pleased that of all the places you could have called home, you chose Arranmore as your destination!

After the boxes are unpacked and the dust has settled, plan to get involved in one or more of the many opportunities to volunteer. We appreciate the gifts and talents of our many residents who help keep Arranmore a beautiful place to live!

*Welcome!*



Photo courtesy of Dick Lindsay

New red twig dogwood along the pathway near the pool replace a strip of very mossy lawn.

# FINANCIAL REPORT

January through September Statement of Revenues & Expenses						
	Operating Fund		Capital Fund		Total, Both Funds	
	2010	2009	2010	2009	2010	2009
<b>Income</b>						
Dues	166,309	166,309	32,175	32,175	198,484	198,484
Investment Income	819	1,457	320	1,162	1,139	2,619
Other Income	2,548	988		550	2,548	1,538
<b>Total Income</b>	<b>169,676</b>	<b>168,754</b>	<b>32,495</b>	<b>33,887</b>	<b>202,171</b>	<b>202,641</b>
<b>Expense</b>						
Administration Costs	8,690	9,038		-	8,690	9,038
Administration Costs(Bad Debt Exp)		6,650		1,350	-	8,000
Administration Costs(Collection related)		1,722			-	1,722
Swimming Pool	20,670	21,354	2,045	1,673	22,715	23,027
Landscape	102,994	85,688	10,235	110	113,229	85,798
Irrigation System	14,442	14,356	1,186	1,722	15,628	16,078
<b>Total Expense</b>	<b>146,796</b>	<b>138,808</b>	<b>13,466</b>	<b>4,855</b>	<b>160,262</b>	<b>143,663</b>
Fund Revenue & Expense	(25,000)		25,000			
<b>Net Income</b>	<b>(2,120)</b>	<b>29,946</b>	<b>44,029</b>	<b>29,032</b>	<b>41,909</b>	<b>58,978</b>

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 schedule shows 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) and for legal expenses related to collecting past due accounts. Uncollected dues \$12,916 are primarily due to two homeowners. Legal action to collect the amounts due is in progress. Most of the difference in Landscaping expense was due to pruning and mulching. The capitalization policy for new plants, trees, lawns and plant beds was changed; these items are now charged to the current year's Capital Fund. Capitalized items that were not charged to the income statement include \$7,434 to repair the Spa, \$18,173 to repair the pathways, and \$4,920 for Irrigation System Timers.

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

## “The Slippery Truth ...”

### Architectural Review Committee

Think **SAFETY!** Think **CLEAN** Sidewalks & Driveways!

Once again, the request goes out to each homeowner to assess and address your driveway and adjacent sidewalk for moss and grime buildup. Some of the public sidewalks are dangerously risky to those using them. Please make certain that the *safety and appearance* of your driveway and adjacent sidewalk are both in first-rate condition. Please also remember that you are legally responsible for any accident that may occur on the sidewalk adjacent to your property.

This coming Spring the ARC will be requesting that homeowners power wash their driveways if it is determined the driveway is more than 25% stained and discolored due to moss and mud buildup. It is the responsibility of the ARC to uphold the high standard of livability and preserve the attractiveness of the Arranmore neighborhood; a benefit to every homeowner in terms of property value and community appeal.

*Thank you for keeping Arranmore a beautiful neighborhood!*

Please contact any ARC member with your questions and concerns:

**Roberta Kennedy, Chair ARC**  
**(503) 245.3968**  
[robertarkennedy@comcast.net](mailto:robertarkennedy@comcast.net)

**Eric Broms**  
**(503) 805-8495**  
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**Don Morgan**  
**(503) 292 9818**  
[donpmorgan@juno.com](mailto:donpmorgan@juno.com)

ARC Guidelines and the ARC Application Form are available on the AHA website:

[www.arranmorehomeowners.com](http://www.arranmorehomeowners.com)

**Board Members:**

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

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**2010 Arranmore Officers and Board of Directors**

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Welcome: Candace Coleman	(503) 292-9818	<a href="mailto:donpmorgan@juno.com">donpmorgan@juno.com</a>

**Reserve Study, cont. from page 1**

The Board has elected to maintain funding to the reserve fund for 2011 at the current rate of \$32,175 and, thereby, defer a recommendation from Association Reserves to reduce the contribution to \$17,500. This will allow time for the Board to analyze the cost of several drainage issues and to fine tune our list of assets for next year's study.

It is the Board's desire to maintain a stable funding level for capital reserves and avoid frequent changes to the reserve fund assessment.

The complete reverse study may be found on the Arranmore Homeowners website, [www.arranmorehomeowners.com](http://www.arranmorehomeowners.com).



Photo courtesy of Dick Lindsay  
 New trees along the east end of Arranmore Way near the entrance.



Photo courtesy of Dick Lindsay  
 Remodeled circle with new plantings at the east end of Chapel Lane.

**“Who Should I Call ...”**

**Streetlight Outage:** 503 736-5710.  
 This is a dedicated PGE phone number for this purpose only.

**Clogged Catch-Basin:** 503 681-3600.  
 Tualatin Valley Clean Water Service.

To contact board members with your questions or concerns regarding the business of Arranmore, please do so in writing with an email or note in the board member's personal mailbox or AHA mailbox, 7185 SW Chapel Land, Portland OR 97223.