

2011-12 Officers and Board Members

- President: Harry Reeder
- Vice Pres: Roberta Kennedy
- Secretary: Dick Lindsay
- Treasurer: Ken Sumida
- Roberta Kennedy: Architectural Review
- Ken Sumida: Finance
- Harry Reeder: Irrigation
- Kersten Broms: Landscape
- Candace Coleman: Hospitality

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AHOA President, Harry Reeder

Arranmore Homeowners Association has finished 2011 in good financial condition. The AHOA Board has worked diligently to ensure that Arranmore remains a well-maintained, pleasant community.

Several new families have moved into the neighborhood; we hope you feel welcomed and are enjoying the new community you now call home.

Candace Coleman, Hospitality/Membership Chair and Danielle Wissmiller, Pool Chair will be leaving the Board in April.

We have valued your contributions, thoughtful comments and opinions as well as many years of service to the neighborhood. We extend our *THANKS!* to both of you for your contributions and willing service to the community and the Arranmore Board.

Harry Reeder 503 977-2186
hcreeder@comcast.net

AHOA ANNUAL HOMEOWNERS MEETING

April 16, 2012 7:00 – 9:00 PM
Montclair Elementary School - Cafeteria

7250 SW Vermont St, Portland 97223

Special Guests **Joel Cary and Frank Reed, Tualatin Valley Water District.** Bring your questions regarding backflow valve requirements in Arranmore, learn what this regulation is all about and how it affects you as a homeowner. Coffee & cookies served.



Photo Courtesy of Jan Lindsay

Are You Looking for a NEW Job?

If your answer is YES! ... We may have just the fit for you. Our pool is open during the summer months from May through September and the AHOA Board is looking for a responsible manager.

This would be a perfect high school/college-age summer job, a shared family responsibility or an opportunity for anyone with a willingness and interest in keeping the pool open and in top operating condition. It is the only paid position offered by the AHOA. The association does not employ nor provide for a pool lifeguard.

The Arranmore pool is one of the great amenities in our neighborhood open to all residents and their guests. It's the perfect place to cool off in the summer and just a few minutes walk from most anywhere in Arranmore. With the installation of a keyless entry, there is no requirement to open and close each day.

To learn more about the pool managerial job please contact:
Danielle Wissmiller, 503 341-2218 or wissd@comcast.net

The Landscape Lowdown

Spring has arrived and Arranmore is blooming in magnificent color even though a few wayward rain showers still hang on, unsure which neighborhood to annoy. According to **Landscape Chair, Kersten Broms kbroms@msn.com 503 998-9148** seasonal landscape activity is gearing up.

Moss treatment, aeration and fertilizing will take place this month, weather permitting. If you would like to schedule lawn aeration for your lawn when HOA common areas are aerated, please contact **Matt Holt 503 269-7029** matth@desantislandscapes.com, new account manager for Arranmore. DeSantis is available to homeowners for regular yard care or one-time yard maintenance; check with Matt for details.

Arborist Dana Andersen 503 312-1909 will be in the neighborhood doing crabapple tree trimming later this month; he is also available to homeowners for tree care on personal property. Arranmore is minus a tree at the entrance; several limbs fell victim to heavy snow damage in March making it necessary to remove the entire tree.

Watch for new landscape renovation at the pool entrance which will take place April or May. Pots will be integrated into the landscape with more color, interest and plant variety incorporated at the front of the building. This will all compliment the new sloped, paver walkway at the pool entrance which was recently completed

The landscape committee will be conducting a spring walk-through in the neighborhood, assessing resident front yards for areas in need of attention. Feedback will be provided to homeowners at the completion of the review. The main areas of concern last year were weeds, overgrown shrubs/trees and adequate mulch/bark dust.

If you have landscaping questions, comments or concerns, please contact Kersten Broms by phone or email address.



Photo Courtesy of Dick Lindsay

New walkway pavers at the pool entrance.

Facelift for the POOL!

Plans are coming together for upgrades to the pool entrance. A new paver walkway has been completed and the benches replaced. Coming soon will be new landscaping at the entrance to complete the project, adding more color, plant variety and interest. The board reviewed competitive bids, awarding DeSantis Landscape the contract to complete the new walkway with a smooth, gentle slope and elimination of the step.

The exposed aggregate walkway was showing signs of age, marked with cracks and deteriorating wooden separators. The project is expected to be completed just in time for the Memorial Day weekend opening of the next great summer swim season.

Enclosed in this issue is a pool policy reminder. We are looking forward to another summer of safe swimming at the Arranmore pool and that happens when residents and guests alike make a conscience effort to swim smart and exercise courtesy.

We are also looking for a new pool manager ... check out the front page article and contact **Danielle Wissmiller 503 341-2218** wissd@comcast.net for more information.

See you at the **POOL!**

Welcome New Residents!

We have heard from **Hospitality/Membership Chair, Candace Coleman 503 292-9818** donpmorgan@juno.com that four Arranmore homes now have new residents. **Cheryl Griswold & Glen VanSchoiack, Diane Brawn, Brooks Dickerman and Mary Wulf** are now a part of the community. *WELCOME!*

We are happy that you have chosen Arranmore for your new home and we look forward to meeting you.

One of the best ways to meet your neighbors is at the Annual Homeowners Meeting, Monday, April 16th, 7:00-9:00 PM at Montclair Elementary School. Come and say hello to new Arranmore residents and your neighbors next door.

Our homeowners association is a community of volunteers and we hope you will find a place to offer your willing support.

FINANCIAL REPORT

January through March	Operating Fund		Capital Fund		Total, Both Funds	
	2012	2011	2012	2011	2012	2011
Beginning Cash Balance	115,954	64,825	99,883	99,552	215,837	164,377
Assessments, interest & misc income	166,509	166,768	32,225	32,288	198,734	199,056
Administration Costs	(4,003)	(3,148)	-	-	(4,003)	(3,148)
Swimming Pool	(1,702)	(4,132)	-	(3,892)	(1,702)	(8,024)
Landscape	(24,002)	(21,017)	-	(673)	(24,002)	(21,690)
Irrigation System	(1,869)	(5,759)	-	0	(1,869)	(5,759)
Change in Accruals	(7,039)	6,318	(11,092)	(1,575)	(18,131)	4,743
Undeposited Funds	-	(1,400)	-	-	-	(1,400)
Interfund Balance Changes	21,083	26,076	(21,083)	(26,076)	-	-
Additions to Property & Eqpt	-	-	-	-	-	-
Ending Cash Balance	264,931	228,531	99,933	99,624	364,864	328,155

Revenue remained essentially the same as the dues assessed per lot have not increased since 2009. When the first three months of 2012 P&L are compared to the same period in 2011, little change has occurred.

If you have questions or would like more detailed financial information, please contact Treasurer, Ken Sumida 503 206-5220 KenSumida@yahoo.com.

Irrigation & Water Wisdom

We are anticipating another irrigation season to begin late this Spring. According to Irrigation Chair Harry Reeder hcreeder@comcast.net 503 977-2186, the system has been checked and is ready to go. We just need a downpour of good, hot sunny weather to move the irrigation season into full gear!

During the 2011 year, we used approximately 5.5 million gallons of water which nearly equaled the amount for 2010 when we installed the smart controller for common area sprinklers. By all indications, we could further improve efficient water usage by watering private lawns only when needed. Turning off your irrigation system when we have had sufficient rainfall to maintain a healthy lawn is a responsible step each homeowner can take. Remember, oversaturated lawns attract earthworms which in turn bring on the moles!

The OSU Extension Service is a good resource for information regarding lawn and plant water requirements.

Check the website for more information, <http://extension.oregonstate.edu/community/gardening>, or call 503 821-1150.



Architectural Review Committee

If exterior remodeling, house painting, roofing, and other home improvements are on your spring and summer to do list, please remember to complete and submit the Architectural Application form for approval *before* work begins. Any member of the ARC will be happy to answer your questions.

Roberta Kennedy, Chair ARC
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Eric Broms
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BROMS2317@comcast.net

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- Kersten Broms
- Candace Coleman
- Roberta Kennedy
- Jan Lindsay
- Harry Reeder
- Ken Sumida
- Danielle Wissmiller

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- January
- April
- July
- October

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The Goats

Once upon a time in a faraway land near Arranmore, there lived a goat family. Norman is an ornery pill, Tina is a very sweet lady who usually stays in the pen and the kids, Bambi, Ginger and Optimus, are fairly well-behaved for kids.

The goat family lives in Canby with their farmer who rents his goats for big clean up jobs. They have recently been stationed at Catlin Gable School and then moved over to St Vincent Hospital to make short work of the bushes and brambles somewhere on the hospital property. As the story goes, one of the groundsmen at Oregon Episcopal School knows the goat farmer in Canby who suggested that the school might like to use them, too. "Sure, why not", was the answer; "We'll give them a try." And, that's how the goats came to the land near Arranmore.

Norman, Tina, Bambi Ginger and Optimus went right to work and began systematically, methodically and voraciously eating blackberries, bushes and ivy in the overgrown area between OES and Arranmore. There were so many blackberries bushes that the students could not grow their native plants.

A goat dorm was created by the administration building but when the cold weather came, they lived under a deck on campus. The tender hearted students, not wanting the goats to shiver with cold when the snow fell, built a shelter of pallets and straw. The farmer laughed, "They don't need beds", he said, "They're goats!"

One day the goats smelled the lush, green, common area grass in Arranmore and thoughts of escape began to formulate in their little goat heads. One discovered loose boards in the fence. Norman was a bit too pudgy to sneak through, but Tina, Bambi, Ginger and Optimus squeezed through with ease. They headed straight for the tender, green grass and thought they were in heaven. But, alas, they were soon discovered and, with the efforts of the OES goat herder and a couple of Arranmore residents, safely corralled, herded back to the OES goat pen and duly admonished to stick with their diet of blackberries and ivy. The fence was quickly mended with a couple of new boards to discourage further tempting escapades. All ended well; the goats returned to Canby and by now, may be off on another mission.

And, remember the Arranmore coyote ... well, it's still around. Its travels have been noted by the OES goat herder who regularly sees the conniving critter. It's been spotted around 5:30 AM under the bridge near the golf course on its return trip to the OES-St John area. And you thought Arranmore was a quiet, sleepy little neighborhood ... we have drama!



Photo Courtesy of Dick Lindsay