

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 Irrigation System & Backflow

During this past summer, a Tualatin Valley Water District (TVWD) inspection of a homeowner's backflow prevention device reminded the water district that Arranmore Homeowners Association (AHOA) has a private irrigation system pressurized by a pump. In recent years there have been laws enacted and plumbing code changes that pertain to potable water purveyors, TVWD being one, for the purpose of protecting systems from pollution and/or contamination from irrigation system backflow if a cross connection between the two (TVWD and private irrigation systems) exists. This protection is required even if there is only a potential for cross-connection to occur.

As a result of these new laws and codes, TVWD Board adopted a resolution March 16, 2011 regarding cross-connection and backflow prevention. Included in this newsletter is a letter from **TVWD Water Quality Technician Joel Cary 503 848-3019** informing the AHOA of new requirements pertaining to our association. The AHOA has two options: replace our current backflow device with one that provides a higher level of protection to TVWD's system or disconnect from their system. The latter choice would result in no irrigation water available in Arranmore when our well pump is not operational. However, in the event of a well pump failure, homeowners would have use of TVWD water for personal irrigation use through their hose bibs.

How do these new regulations affect you as an Arranmore homeowner? It will be the responsibility of each resident to comply with TVWD's requirement for installation of a backflow prevention assembly as well

as testing of the device after installation to ensure that it is in proper working order.

It will be the responsibility of AHOA to comply with TVWD requirement in order to provide the highest level of protection between our irrigation system and their public water supply. Disconnecting from TVWD system would result in no AHOA irrigation water when our well pump is not working.

According to Irrigation Chair Harry Reeder hcreeder@comcast.net

the AHOA board will be securing contractor bids based on the quantity of backflow device installations. Stay tuned for progress updates and more information as it is available.



To the Residents of Arranmore from Joel Cary:

Where potential cross-connections exist, the Tualatin Valley Water District (TVWD) and Oregon Administrative Rules (OAR) require the use of backflow prevention assemblies. This is to ensure the safety and quality of our community's drinking water. TVWD's recent investigation has revealed the auxiliary well serving the irrigation needs of Arranmore represents a potential health hazard. It is understood that the auxiliary water supply's intended use is irrigation, but the potential does exist for cross connection(s) within a homeowner's property resulting in possible contamination of the public water supply.

see *Residents of Arranmore page 2*



We Nominate YOU!

A Note from the Nominating Committee

The Arranmore Homeowners Association (AHOA) will have board and committee position openings in 2012. This year give the gift of your time as an Arranmore Volunteer (AV).

Our community is governed by a volunteer board and committees. Volunteers are the heart and soul of a homeowners association; our AHOA is no different. It takes many hands and willing workers to ensure our association is healthy, well maintained and operationally sound. *If volunteers do not step forward to assume positions of leadership, the Board will be forced to consider outsourcing many of the key positions that are critical to maintaining our HOA or consider a Property Management company; either option will likely result in an increase in annual dues.* Landscaping, flowers, irrigation maintenance, pool care, annual garage sale, annual pool party, financials, pathway maintenance, quarterly newsletter and much, much more are all brought to you by volunteers!

We need your participation to maintain the outstanding quality of Arranmore. We are looking for qualified and committed homeowners to serve as committee and board members. If you have talents and previous experience to contribute, please get involved. The nominating committee would like to invite you to an informational get-together to explain what committee and board service involves - Wednesday, February 22, 7:00 PM at the home of Ruth Robinson 6970 SW Arranmore Way. Please come!

If you have questions, we have answers! Please feel free to contact any member of the nominating committee.

Danielle Wissmiller, Chair
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As a result, all homes within the development will be required to have a backflow prevention assembly on the customer's side of the meter to reduce any risk of contamination from the auxiliary water supply. We realize this is an unexpected financial burden and an expense for which you may need to budget. With this in mind, TVWD will allow installation of the backflow prevention assembly to occur up to one year from the date of the letter you will receive via mail within the next month. This letter will provide further details on the requirements regarding assembly type and installation guidelines. Testing of the assembly will also be required per OAR requirements after installation to ensure it is working properly.

Additional information regarding State regulations – specifically OAR 333-061-0070 which addresses cross-connection – can be accessed at: http://arcweb.sos.state.or.us/pages/rules/oars_300/oar_333/333_061.html

Should you have any questions, please contact me at your convenience.

Sincerely,
 Joel A. Cary
 Tualatin Valley Water District
 503 848-3019

Landscape News

The landscape maintenance contract with DeSantis has been renewed for the coming year. They will be working with **Landscape Chair Kersten Broms kbroms@msn.com 503 998-9148** and committee to maintain the beauty and health of Arranmore grounds. With the onset of winter weather, major landscaping activity decreases. However, DeSantis is still on site fulfilling contract obligations.

Crab apple trees will soon be treated for blight and pruned. Gum tree roots are causing heaving and lifting of asphalt along several areas of pathway. Until repairs are completed, watch your step if you are out walking!

There is always room for more willing workers on the landscape committee; if you are interested in volunteering, please contact Kersten Broms. Landscape Policy & Procedures, as well as a landscape renovation application form are available on the Arranmore website, www.arranmorehomeowners.com (see *Official Documents and Forms*).

FINANCIAL REPORT

January through September	Operating Fund		Capital Fund		Total, Both Funds	
	2011	2010	2011	2010	2011	2010
Beginning Cash Balance	64,825	90,902	99,552	75,306	164,377	166,208
Assessments, interest & misc income	168,192	169,676	32,546	32,496	200,738	202,172
Administration Costs	(6,125)	(8,690)	-	-	(6,125)	(8,690)
Swimming Pool	(24,947)	(20,670)	(5,049)	(2,045)	(29,996)	(22,715)
Landscape	(99,585)	(102,994)	(962)	(10,235)	(100,547)	(113,229)
Irrigation System	(11,428)	(14,442)	(1,185)	(1,186)	(12,613)	(15,628)
Change in Accruals	1,681	(4,271)	9,067	(450)	10,748	(4,721)
Additions to Property & Eqpt	-	-	(10,745)	(39,020)	-	-
Transfer to Capital Fund	-	(25,000)	-	25,000	-	-
Interfund Balance Changes	23,341	(19,686)	(23,341)	19,686	-	-
Ending Cash Balance	115,954	64,825	99,883	99,552	215,837	164,377

The format of this report shows how change in the cash balance has occurred. The cash of both funds in December is about \$51,000 greater this year than last year's cash balance. Revenue from year to year is basically the same since the dues assessed per lot has not changed. Total expenses decreased by about \$11,000. A significant addition was made to long-term assets: \$20,921 for the pool house, \$9,517 for drainage improvements and \$2,283 for repairs to the spa.

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

CAUTION!

Watch Your Step, Please!

If you regularly walk the Arranmore pathways, you have no doubt noticed the heaving and lifting of the asphalt in some areas, causing a precarious and often dangerous venture. Walking on some parts of the pathways can be a real "trip" ... literally. We know who the culprits are and we are closing in. Most of the gum trees that line the pathways are over thirty years old. Although they provide shade and attractiveness to our community, they are causing real problems. Gum trees have superficial roots that travel atop the grass. As the tree grows over the years so do the roots. In our case, this root growth produces heaving and lifting of the asphalt and the ensuing danger to those who use the pathways as well as problems to those who mow the common areas.

Besides those pesky gum tree roots, we in the PNW must also contend with rain, moss and grime buildup; add maturing trees and falling leaves along with drainage problems (due to all that rain), and we have trouble on the pathways! Pathway maintenance and trees are two on-going issues that the AHOA board is aware of and will be reviewing this winter.

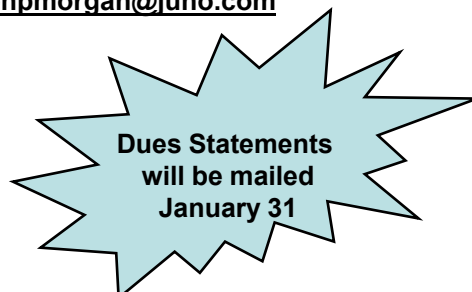
Meanwhile, watch where you step and exercise caution as you walk the pathways – asphalt or concrete.

In the interest of safety to all, please continue to monitor the condition of the concrete sidewalk that abuts your property, keeping it free of moss, dirt and grime buildup.

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**ARC
 Architectural Review Committee
 Parking Courtesy**

Enclosed with this newsletter is a copy of the March 2009 Parking Resolution passed by the AHOA board. This document is available on the Arranmore website www.arranmorehomeowners.com.

The resolution states that resident's cars are to be parked in garages or in driveways rather than on the street.

Our cul-de-sacs are narrow with street width further limited by decorative, planted circles. Safety and emergency vehicle/service truck access becomes an issue when parked cars obstruct the streets in Arranmore, especially cul-de-sacs.

This past year 4 requests to move cars were issued to homeowners whose vehicles were obstructing access for other residents. Please be aware of where your cars are parked!

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Photo courtesy of Dick Lindsay

Winter berries on the berm along Oleson Rd.

Welcome! New Residents

We are pleased to welcome the Hoff's into the Arranmore neighborhood: **Darin Kelly Hoff & Makiko Tamaoke Hoff** have moved into their new home on Chelsea Place.

We hope you will get involved and consider volunteering your time to one of the many committees whose members help keep this community a great place to live!

Hospitality Chair, Candace Coleman 503 292-9818 donpmorgan@juno.com delivers an official welcome to each new homeowner as well as supplying them with important AHOA information and documents.