

2012-13 Officers and Board Members

- President: Roberta Kennedy
- Vice Pres: Harry Reed
- Secretary: Gary White
- Treasurer: Ken Sumida
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- Ken Sumida: Finance
- Harry Reeder: Irrigation
- Kersten Broms: Landscape
- Gary White: Hospitality
- Jan Lindsay: Communication/Newsletter

Inside this Issue:

- 2 Summer Landscape in Arranmore
- 2 BPD cont.
- 2 Letter from TVWD
- 3 Financial Report
- 3 Garage Sale!
- 3 Summer at the **POOL!**
- 4 2012 Board Members & Officers
- 4 ARC Reminder ...

BACKFLOW PREVENTION DEVICE (BPD)

To: Arranmore Homeowners

From: The AHOA Board of Directors

In December 2011, a representative from Tualatin Valley Water District (TVWD) attended the monthly AHOA Board meeting to explain a new regulation that affects Arranmore residents as well as the Association's irrigation well, the source of irrigation water for common area and residential use. At that time, the Board was informed that all Arranmore homeowners with an underground irrigation system would be required to install a backflow prevention device (BPD) to their TVWD water line, thus preventing any possible cross-contamination to the public water system. Understandably, this new requirement has left residents confused, concerned and with questions regarding homeowner responsibility. Many questions have also been raised regarding the legal enforcement of this requirement.

The enclosed newsletter insert has been prepared in an effort to clarify this complicated issue. The information provided herein is objective with source and date provided. Over the past six weeks, a great amount of research and investigation has been devoted to clarifying this matter.

Included is a letter addressed to Arranmore homeowners from Vial Fotheringham, AHOA legal counsel.

It is the culmination of investigation and research into this issue with regard to the affect upon Arranmore homeowners as well as defining AHOA responsibility and TVWD enforcement authority.

Attorneys Jason Grosz and David Phillips have provided legal counsel. David Phillips holds professional degrees in Engineering and Law.

A page has been created on the AHOA website for your information and understanding of BPD with links to documents, forms, definitions and FAQs (frequently asked questions.) These links will enable you to access Federal, State and TVWD websites with pertinent information and rulings. Go to the AHOA website: <http://www.arranmorehomeowners.com>; click on **TVWD BPD**.

The AHOA Board is fully aware that there is misunderstanding and concern surrounding the backflow prevention device installation issue by some homeowners. Granted, this is an untimely financial burden for some Arranmore homeowners. Please be aware that the Board is sympathetic to this unplanned expense to Arranmore homeowners at a time when additional expenses may create financial hardship for some.

see BPD / Page 3

Summer Landscape in Arranmore

The flowers are blooming, the trees are growing and all is well on the landscape front ... well almost! Several pesky tree root issues are keeping the landscape committee busy. Tree removal is scheduled in some areas due to pathway heaving and tree disease.

According to **Kersten Broms, Landscape Chair 503 998-9148 kbroms@msn.com**, annual yard evaluations were completed in June and most homeowners have responded promptly to noted areas of need. Landscape policy, good common sense and good-neighbor courtesy indicate that every home needs timely and continuous maintenance of the entire yard. Thanks for doing your part!

DeSantis will be mowing front yards on Wednesday and Thursday mornings. In order to accommodate their schedule and provide a dry lawn for mowing, please re-program your irrigation system to avoid watering on Wednesday and Thursday mornings. Thanks for your co-operation!

If your summer plans include any major or minor yard/lawn renovations, please complete a landscape application form. The forms may be found on the Arranmore website, www.arranmorehomeowners.com. Go to Official Documents & Forms, download the Landscape Application form and return to Kersten Broms.

"...What is a weed?"

A plant whose virtues have not yet been discovered..."

Ralph Waldo Emerson, 1803-1882



Photo Courtesy of Dick Lindsay

New color and blooms at the pool entrance.

BPD / cont. from Page 1

TVWD has pledged their assistance to all homeowners in meeting the requirements of this regulation and working through the process.

You are asked to contact TVWD with your questions and concerns regarding your unique and individual BPD situation. **Contact: Joel Cary, 503 848-3019, joel@tvwd.org**

There are those of you who may wish to pursue this issue further, challenging the State of Oregon and TVWD regulations set forth. You are, of course, free to do so and may want to contact the Backflow Action Committee.

Respectfully,

Arranmore Homeowners Association
Board of Directors,

Roberta R. Kennedy, President
Harry Reeder, Vice President
Ken Sumida, Treasurer
Gary White, Secretary
Kersten Broms, Member
Sue Kirkman, Member
Jan Lindsay, Member

Letter from TVWD

Tualatin Valley Water District
Joel Cary 503 848-3019 joel@tvwd.org

Because of the great amount of concern expressed from some Arranmore residents regarding the installation of the backflow prevention device, Tualatin Valley Water District will be sending a letter regarding this issue directly to all homeowners in Arranmore. Please watch for their letter of clarification and explanation in your mailbox.

They are willing to work with each homeowner individually in an effort to assess your specific installation situation and recommend the most cost-effective means to comply with the BPD regulation. You may contact **Joel Cary** at anytime

FINANCIAL REPORT

January through June	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	166,684	167,086	32,274	32,403	198,958	199,489
Administration Costs	(5,830)	(4,054)	-	-	(5,830)	(4,054)
Swimming Pool	(8,637)	(13,236)	(7,548)	(8,424)	(16,185)	(21,660)
Landscape	(49,629)	(43,895)	(6,791)	(1,133)	(56,420)	(45,028)
Irrigation System	(2,492)	(6,129)	-	0	(2,492)	(6,129)
				0		
Change in Accruals	(526)	2,556	(9,517)	(450)	(10,043)	2,106
Undeposited Funds	-	0	-	-	-	-
Interfund Balance Changes	8,319	22,208	(8,319)	(22,208)	-	-
Additions to Property & Eqpt	-	-	-	-	-	-
Ending Cash Balance	223,843	189,361	99,982	99,740	323,825	289,101

Revenue stayed essentially the same as the dues assessed per lot have not changed since 2009. When the six month P&L of 2012 is compared to 2011, the operating expenses increased due to the contracted expense for landscape costs. The increased expense in 2012 occurred because fewer months were under contract in 2011. In 2012, expenditures to improve the pool entry totaled about \$14,300. In 2011, pool expenditures to remodel the interior of the pool house were about \$9,500. The ending cash balance in June is about \$34,700 higher than June of 2011 - primarily due to the fact that the starting balance for 2012 was higher than that for 2011.

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

Garage Sale!

Garage Sale!

Summer at the POOL!

Saturday, August 11 – 9 am to 3 pm

Sunday, August 12 – 10 am to 3 pm

Are you looking for some long-lost space in your garage and/or attic and in need of a nudge to unload those timely treasures? If so, save the dates for the Annual Arranmore Garage Sale – Saturday, August 11, 9 am to 3 pm and Sunday, August 12, 10 am to 3 pm.

The event draws a crowd and will be advertised in the Oregonian. If you'd like to participate, contact **Chair Dorene Fehnel, 503 246-4630** d.ellen.fehnel@gmail.com.

Not only can you find new homes for your old, treasured items, but you may find some new prized possessions for yourself.

The Arranmore pool is open for business! **Sue Kirkman, Pool Chair** skirkman07@yahoo.com 503 246-9955 assures that more deck furniture is on the way in order to accommodate Arranmore residents and guests.

The newly installed pool code access is working well, eliminating the need to carry a key or pay for a lost replacement. However, if you have misplaced your code, please contact Sue for the number. And if you're thinking about passing that code out to all your friends ... think again! Unauthorized use of the pool is traceable with your pool code. Just so you know ...

A few housekeeping reminders: If your association dues are paid in full, your pool code will grant you access to the pool facility. If you plan a pool gathering for guests, please notify the Pool Chair and keep the guest list manageable (6-8); Arranmore residents are also welcome to use the pool during this time. Safe swimming, common courtesy and sun screen ... always welcomed at the pool!

Save the date for the annual homeowners' pool party September 15. All we need now are willing volunteers and a chairman for this fun event!



Board Members:

Kersten Broms
 Roberta Kennedy
 Sue Kirkman
 Jan Lindsay
 Harry Reeder
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ARC Reminder ...**Architectural Review Committee**

Periodic reminders of CC&R guidelines are in order from time to time; the ARC committee would like to remind all Arranmore homeowners of guidelines regarding placement of personal signs:

Article X, Section 1

"... Unless written approval is first obtained from the architectural committee, no sign of any kind shall be displayed to the public view on any Lot or structure, except one professional sign of not more than five feet square advertising the property for sale or rent or project signs used by Declarant to advertise the property during the construction and sales period."

Residents/Homeowners are not permitted to erect personal reader boards/signage at the entrance to the neighborhood.

This includes advertising for:

- 1) a sale at your home (garage/estate sale, business or other)
- 2) real estate signs (open house or other)
- 3) personal parties/events
- 4) political advertising.

If your planned event requires a sign for the day of the event, contact an ARC committee member for approval.

Go to the AHOA website for an ARC application form,
www.arranmorehomeowners.com.

The only authorized signs at the Arranmore entrance are those placed by the AHOA. Entrance signs are for Association notification of neighborhood and community-wide events and information; i.e., yearly neighborhood garage sale, AHOA annual meeting, pool party, irrigation/landscape notices.

If you have questions, please contact an ARC committee member.

Thank you for your co-operation!

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