

## 2012-13 Officers and Board Members

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

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Photos courtesy of Jan Lindsay

## Italian Fiesta *Party by the POOL*

Arranmore residents arrived in record number with serious appetites for an Italian Fiesta and the annual Arranmore Pool Party held September 15, 2012. With a poolside table laden with lasagna, salad and all the trimmings, another late summer evening found nearly 100 residents gathered for lively conversation and a successful neighborhood party. Beer and wine was provided by the AHOA.



The cookies were delicious!

A party this fun doesn't happen without a lot of planning and some wonderful volunteers and Arranmore has some of the best: Judy & Vic Blumenthal, Sharon & Jim Buck, Sally Hedges, Bobbie Kennedy, Joan & Michael LaPorte, Jean & Gary White, Trudie Wilhelm and Joe Schoen ... and, perfectly orchestrated by **Pool Chair, Sue Kirkman 503 246-9955 [skirkman07@yahoo.com](mailto:skirkman07@yahoo.com)**. Thank You, All! And, did you enjoy all the new lounge chairs added this summer at the pool? Just in time for the party!

Even though the swimming season is over for another year with the pool closure September 30<sup>th</sup>, on-going improvements will continue to be the focus over the next few months. Bids are being collected to upgrade gutters and repair a leak.



Friendly Arranmore faces at the Italian Fiesta!



## Landscape News in Arranmore

The end of summer also brings changes to the care and maintenance of common areas in Arranmore. In September, DeSantis fertilized common area grass and plans are underway for bark dust application before the end of the year.

Arranmore has not escaped the lace bug infestation, a common problem throughout the Northwest which is attacking rhododendron and azalea plants. Tiny larvae on the underside of the leaves create a pale and stippled appearance causing some leaves to die. A healthy plant has a better chance of surviving; those that are water stressed or under fertilized are particularly susceptible. With the onset of our NW rains, water stress does not appear to be a problem. The landscape committee will be conferring with DeSantis regarding application of an affective, non-toxic spray to preserve Arranmore's flowering shrubs.

In order to effectively provide attention, care and management to landscaping needs in the neighborhood, the Landscape Committee has divided Arranmore into zones. Each committee member is responsible for a particular zone, noting areas in need of attention. However, the committee always welcomes homeowner observations as they strive to maintain the beauty of the neighborhood.

If you would like to enlist the services of DeSantis when they are in the neighborhood spreading bark dust and spraying for lace bugs, please contact **Ernesto directly 503 639-0151**. Please be aware that any services to homeowner property will be at homeowner expense.

We regretfully announce that Landscape Chair, Ruth Robinson is stepping down as interim chair due to family health needs. You will remember that Ruth agreed to assume the chair position once again upon the resignation of Kersten Broms who is also attending to family needs. We wish them both well.



Some great conversations by the Pool!



This bartender was quite busy!

## Irrigation News

With summer winding down and the fall / winter season approaching, it's time for seasonal irrigation maintenance according to **Irrigation Chair, Harry Reeder 503 977-2186 [hcreeder@comcast.net](mailto:hcreeder@comcast.net)**. As significant rainfall begins, the AHOA irrigation system will be shut off. This generally occurs from mid-October to the first of November. Currently (10/4/12), we have been experiencing a long dry spell, but due to shorter days and cooler night, the evapo-transpiration (measurement of a plant's water requirement) is not high so the irrigation system has not been operating as often as during the summer months.

Residential over-watering is becoming a significant issue in the neighborhood. If you are noticing water running from your property onto the sidewalk or into the street, chances are you are over-watering your lawn. Not only is this wasteful, but it is also a violation of our Water Rights Allotment which requires conservative use of water. Look for the AHOA Board to be more pro-active in informing homeowners regarding over-watering during the next summer irrigation season.

As the goblins come knocking at your door for Halloween treats, don't forget to DRAIN your irrigation system when you shut it down for the winter; this is also done at the end of the season for the AHOA system. Timely maintenance now may well save costly repairs and unwanted headaches next spring.



"What have you been up to this summer?"

# FINANCIAL REPORT

January through September	Operating Fund		Capital Fund		Total, Both Funds	
	2012	2011	2012	2011	2012	2011
	<b>Beginning Cash Balance</b>	115,954	64,825	99,883	99,552	215,837
Assessments, interest & misc income	166,758	167,239	32,313	32,493	199,071	199,732
Administration Costs	(12,492)	(5,452)	-	-	(12,492)	(5,452)
Swimming Pool	(18,973)	(21,688)	-	(8,424)	(18,973)	(30,112)
Landscape	(82,315)	(74,042)	(14,339)	(1,377)	(96,654)	(75,419)
Irrigation System	(9,618)	(9,157)	-	-	(9,618)	(9,157)
<i>Subtotal, P&amp;L</i>	43,360	56,900	17,974	22,692	61,334	79,592
Change in Accruals	307	3,096	(9,292)	(450)	(8,985)	2,646
WriteOff, Allowance for Doubtful Accts	(1,088)	-	(210)	-	(1,298)	-
Interfund Balance Changes	8,334	21,964	(8,334)	(21,964)	-	-
Additions to Property & Eqpt	-	-	-	-	-	-
<b>Ending Cash Balance</b>	<b>166,867</b>	<b>146,785</b>	<b>100,021</b>	<b>99,830</b>	<b>266,888</b>	<b>246,615</b>

Revenue stayed essentially the same as the dues assessed per lot have not changed since the current amount was set in 2009. When the nine month P&L of 2012 is compared to 2011, the operating expenses increased due to increases in two areas - administrative expense and landscape expense. Pool expense decreased from last year. Last year included remodel expenses for the pool. Remodel expenses for the new pool entry of \$7,548 and for landscaping changes to the pool entry of \$6,791 were included in landscape expense in the report above. About \$8,600 was spent for landscaping to prune trees, remove trees and grind stumps. Administrative expenses increased primarily due to \$6,900 in legal fees. The ending cash balance in June is about \$20,000 higher than September 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](mailto:KenSumida@yahoo.com).

## Annual Reserve Study

A study of Homeowner Association assets and the cost of maintaining, repairing, or replacing them is well under way. Arranmore assets include such items as the pool house, swimming pool, walking paths, and irrigation system, including the well and pump.

A local firm, Western Architectural, is experienced and well-qualified to perform the task of identifying and evaluating assets to include in this study.

On August 27 a representative from Western Architectural toured our neighborhood to conduct an on-site inspection and evaluation of the condition of our assets which include pathways, sidewalks, and pool house roof. A draft of their report has been submitted to and is currently under review by the board. The Reserve Study report will not only identify which assets will likely need replacement in future years, but will also include comment on the adequacy of our funds to pay for such replacements. The final report is expected before the end of the year and will be posted on the Association's website.

The Oregon Planned Community Act, a state law regulating homeowner and condominium associations, requires annual reviews to determine necessary association funding and if adequate funding has been set aside. It is also suggested (but not legally required) that an outside professional organization be retained for an inspection of assets in order to evaluate their condition, their expected remaining useful life, and their replacement cost. As a general rule, this third-party review should take place every 5 years.

A reserve study is an important part of evaluating the overall value of our neighborhood. It helps protect against declining property values due to deferred maintenance. It will show owners and potential buyers a more accurate and complete picture of the association's financial strength and market value. Associations with an adequately funded replacement reserve account rarely experience deferred maintenance or special assessments. If you have questions pertaining to the Reserve Study, please contact Reserve Study chair, Dick Lindsay 503 246-6342 [dicklindsay@comcast.net](mailto:dicklindsay@comcast.net).

**Board Members:**

Roberta Kennedy  
 Sue Kirkman  
 Jan Lindsay  
 Harry Reeder  
 Ken Sumida  
 Gary White

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**2012-13 Arranmore Officers and Board of Directors**

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**Committees:**

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**Neighbors caught on camera!**

**Architectural Review Committee**

If you plan to dig around your property or erect a fence, you will need to determine your property line. For more information, please contact one of the committee members below:

**Roberta Kennedy, Chair ARC**  
 (503) 245.3968  
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**Eric Broms**  
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 (503) 246-8595  
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Go to the AHOA website for an ARC application form,  
[www.arranmorehomeowners.com](http://www.arranmorehomeowners.com).

**Board Meeting Dates**

**November 12** – Roberta Kennedy  
 7165 SW Arranmore Way

**December 10** – Roberta Kennedy  
 7165 SW Arranmore Way

**If you plan to attend a meeting of the AHOA as a guest, please notify Secretary, Gary White 503 227-4395.**

