

2012-13 Officers and Board Members

- President: Roberta Kennedy
- Vice Pres: Harry Reeder
- Treasurer: Ken Sumida
- Roberta Kennedy:
Architectural Review
- Ken Sumida: Finance
- Harry Reeder: Irrigation
- Pat Hagen: Landscape
- Gary White: Pathways & Sidewalks
- Jan Lindsay:
Communication/Newsletter

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VOLUNTEER POWER!

It's Your Neighborhood... Give Us a Hand!

The Arranmore Homeowners Association (AHOA) will have board and committee position openings in 2013. This year give the gift of your time as an Arranmore Volunteer.

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.

Landscaping, flowers, irrigation maintenance, pool care, annual garage sale, annual pool party, financials, resident roster, pathway maintenance, quarterly newsletter and much, much more are all brought to you by volunteers!

If you have questions, we have answers. For more information, please feel free to contact anyone on the nominating committee or a board member.

2013 Nominating Committee

Sharon Buck, Chair
boo419@msn.com or

Roberta Kennedy
robertarkennedy@comcast.net

AHOA Treasurer Position

If you have an interest in helping out with the AHOA financial activities and you have the necessary skills, please contact our Nominating Committee or Treasurer, Ken Sumida at your earliest convenience. If you would like further information or would like to discuss the requirements of this volunteer position, feel free to contact Ken Sumida, Treasurer. Skills needed:

- Good command of QuickBooks, EXCEL, Word and similar software
- Monthly & quarterly financial statement preparation
- Prepare forms for necessary licenses and registrations
- Record and pay bills
- Account for yearly assessment billings & receipts
- Prepare and update the annual budget
- Prepare records for CPA firm for annual financial statement
- Monthly reconciliation of bank statements
- Review financial activities & report to AHOA board and homeowners.

These activities generally consume three to six hours per week; at certain times of the year, additional time will be required.

2013 Nominating Committee

Chair, Sharon Buck 503 246-2687
boo419@msn.com

Roberta Kennedy 503 245-3968
robertarkennedy@comcast.net

Treasurer
Ken Sumida, 503 206-5220
kensumida@yahoo.com

Landscape News in Arranmore

With this year's focus on tree replacement, the landscape committee is compiling a list of flowering trees compatible with Arranmore common areas and pathways. Along with seasonal beauty and eye appeal, top picks will be those hardy, disease resistant species with lower root growth, ensuring less impact to our pathways.

Maturing tree and shrub maintenance, along with disease issues in several pines and maples have required an on-going need for professional services and solutions.

The landscape committee is taking the issue of water conservation seriously. The preservation of Arranmore's well reserves will be another committee goal this year.

Pat Hagen has agreed to step in as interim Landscape Chair until the annual homeowner association meeting and elections April 22, 2013. With a hard working committee of three, she is joined by **Bill Bennington** and **Glen VanSchoiack**.

If you love fresh air and the great outdoors, don't mind getting your hands dirty and enjoy volunteering your time, you may want to consider joining the landscape committee and assist with ongoing projects. Willing volunteers are always welcome! No experience required – on-the-job-training gladly provided.

Contact **Pat Hagen** 503 245-5638 patihagen@gmail.com if you would like to get involved in keeping Arranmore a beautiful neighborhood.

Look closely, you may see daffodils emerging from their winter hideout along Oleson Road. The harbinger of spring is coming our way!



Photo courtesy of Jan Lindsay

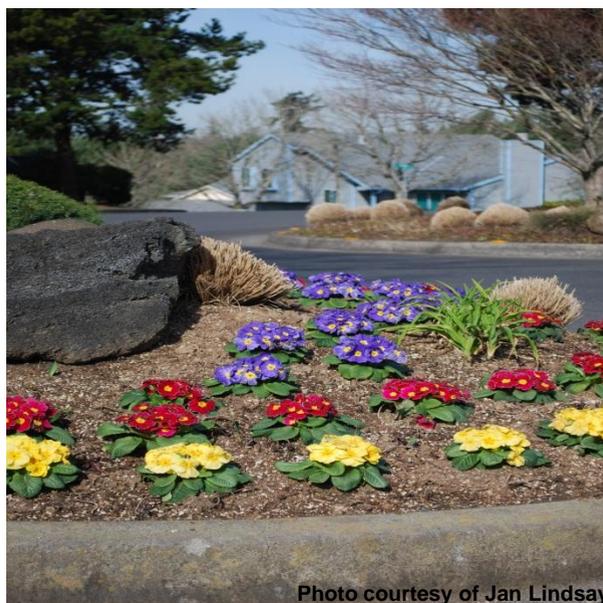


Photo courtesy of Jan Lindsay

Primroses bring color and warmth to a cold winter landscape.

Irrigation News

Prior to the beginning of the irrigation season in 2013, Tualatin Valley Water District (TVWD) will disconnect their water system from the Arranmore Homeowner Association (AHOA) irrigation system.



Photo courtesy of Jan Lindsay

After careful consideration, the AHOA Board of Directors voted to disconnect. If the Association were to retain the connection, the approximate cost to install an approved backflow preventer between the two systems would be \$22,000.

In making this decision, **Irrigation Chair Harry Reeder** hcreeder@comcast.net reports that the Board considered the cost vs. down-time for pump repair. Our well installer, HPS of Hillsboro, advised that in the event of pump failure, they could have the pump up and operating again in 7 to 10 days. The Board decided that a down-time of that duration was tolerable and, therefore, a backup water source was not required.

FINANCIAL REPORT

January through December	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
Assessments, interest & misc income	169,142	168,192	32,344	32,546	201,486	200,738
Administration Costs	(15,724)	(8,625)	-	-	(15,724)	(8,625)
Swimming Pool	(21,480)	(24,947)	-	(8,424)	(21,480)	(33,371)
Landscape	(107,848)	(99,585)	(20,033)	(9,517)	(127,881)	(109,102)
Irrigation System	(10,622)	(11,428)	-	-	(10,622)	(11,428)
<i>Subtotal, P&L</i>	13,468	23,607	12,311	14,605	25,779	38,212
Change in Accruals	2,137	4,180	(9,292)	9,067	(7,155)	13,247
WriteOff, Allowance for Doubtful Accts	(1,088)	-	(210)	-	(1,298)	-
Interfund Balance Changes	2,640	23,341	(2,640)	(23,341)	-	-
Additions to Property & Eqpt	-	-	-	-	-	-
Ending Cash Balance	<u>133,111</u>	<u>115,953</u>	<u>100,052</u>	<u>99,883</u>	<u>233,163</u>	<u>215,836</u>

Revenue stayed essentially the same as the dues assessed per lot did not change in 2012 from the amount assessed since 2009. When the 2012 P&L is compared to 2011, a number of significant changes can be seen. The Administrative expense increase is principally due to \$6,872 in legal fees. The swimming pool operating costs reflect maintenance cost increases in 2012 and the pool remodel in 2011.

Landscape costs increased in the operating fund for 2012 due to tree removal. The capital fund costs for landscaping are due to new pool entrance landscaping and changes as well as drainage structures built and repaired in 2011.

The changes in accruals reflect adjustments in timing of payments from one year to the next. The allowance for bad debts was charged because collection efforts were discontinued on a former homeowner's account. Almost all of the total unpaid assessments are attributed to one homeowner. Collection efforts have been ongoing with legal attempts to collect the outstanding amount. All in all, the cash balance increased from the end of 2011 to the end of 2012 by over \$17,000.

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

Architectural Review Committee

In December 2012 the AHOA Board adopted additional requirements to the Architectural Standards and Controls Manual. If you plan to build a fence, privacy screen or deck, or plan to replace a fence, privacy screen or deck, you will be required to determine your property line(s) BEFORE you receive approval for your project from the ARC Committee. First, look for property line stakes indicating your property line boundary. The ARC has plat maps available for your reference as well as a surveyor's wheel for measuring distance.

If you are unable to locate property line markers, the ARC committee 25mph may be able to help you or you may need to hire a professional surveyor. Before making any of the above changes to your property, you are required to submit an application to the ARC for approval. The ARC Application and the Standard and Controls Manual are available on the Arranmore website: www.arranmorehomeowners.com – Official Documents.

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BECOME AN ARRANMORE VOLUNTEER!

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Published Quarterly

January

April

July

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Hospitality:

Pathways/Sidewalks: Gary White (503) 227-4395

dusty@hevanet.com**Welcome New Residents!**

Mary Kay Wulff
Kevin Gooley
Jerrold Packard & Merl Grossmeyer
Bill & Elsie Bales
John & Tanya Nelson
Larry & Dena Brown
Bob Cargill
Garr & Karla Nielsen
Adam & Bryn Skarbonkiewitz
Cheryl Douratsos & Thomas Walker
Gary & Kate Withers
Alan & Suzanne Barzman
Bichson Pham
Mathew Lowry & Julia Crown

BEEP!BEEP! It's All About SPEED

Raise your hand if you know the speed limit on Arranmore Way and in the neighborhood?

Hidden within this newsletter you'll find the answer. When you discover it, please make a resolute effort to observe the limit. It could save a life or prevent an unwanted accident.

Many Arranmore residents (and non-residents) walk our neighborhood pathways and many children play freely within the neighborhood ... here is where you, the motorist, can make all the difference in the world. Heading out of the many cul-de-sacs onto Arranmore Way on all four wheels requires caution, care and observance of that speed limit hidden somewhere in this newsletter!

Thanks for slowing down in the Neighborhood!

A Courtesy Reminder

MARCH 28, 2013 is the deadline for installation of a backflow prevention device (BPD) and compliance with Tualatin Valley Water District's regulations according to TVWD. Watch for a reminder letter from TVWD soon.

The BPD installation is to prevent water contamination from homeowner irrigation systems to TVWD's public water system. TVWD is responsible for maintaining clean, non-contaminated water to all of their customers. TVWD is bound by state and federal laws regarding public water safety; for this reason, TVWD is requiring all homeowners to install sufficient protection on their private property irrigation system. In lieu of BPD installation, individual

A Courtesy Reminder ... con't.

homeowners have the option of disconnecting from the AHOA irrigation system. Please be aware that this option also requires an inspection by TVWD; contact JOEL CARY 503 848-3019 for more information or to schedule disconnection from the AHOA irrigation system.

TVWD is ready and willing to assist Arranmore homeowners with questions and assistance with completing BPD installation; please contact **JOEL CARY 503 848-3019**. For more information regarding back flow prevention, please go to the AHOA website: www.arranmorehomeowners.com and access the TVWD- BPD page.

