



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

Sue Kirkman: Pool

Joe Schoen:
Communication/Newsletter

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ANNUAL MEETING- MONTCLAIR ELEMENTARY SCHOOL

Please plan to attend our HOA annual meeting on Monday, April 22 from 7-9 pm. Meet your neighbors as well as our new residents. Please turn in your proxy to the pool house mailbox. We need to determine a quorum. Beverages, yummy goodies, a great power point by Dick Lindsay and the board is planned. We look forward to seeing you there!



POOL OPENING- SAT, MAY 25th

The Memorial Day weekend marks the opening of the pool a little early this year. Please be respectful of your neighbors and limit guests to a minimum. Always be in attendance with guests and note the rules posted on the pool house wall. Entrance is via a personal code. Let Joe Schoen know if you are in need of a pool code for entrance.

IRRIGATION TESTING – NOTE THE DATES

The **HOA** irrigation system will be turned on Wednesday, April 24 for testing and turned off on Tuesday, April 30. **ABEL IRRIGATION** will be in the neighborhood with their employees testing the HOA irrigation system. This is a time for homeowners to test their irrigation system, as well. You will probably see Joel Cary from TVWD, too. We will also have a sandwich board at the front announcing the dates.



**NEW DeSANTIS LANDSCAPE
MANAGER-** We would like to introduce our new account manager for DeSantis, his name is Trey McBride. Trey is the go-to guy for any special needs in your yard. TreyM@desantislandscapes.com 503-209-1071.

NEW COMMUNICATIONS CHAIRPERSON

This is the first quarterly newsletter delivered by email blast. Joe has the honor of being its first publisher.

For many years Jan Lindsay has published our HOA newsletter. Regrettably she is retiring from her role. She brought professionalism, interest and on-going board activities to our residents. It will be difficult to fill her shoes.

Please welcome our new Chairman of Communications – Joe Schoen. He has gratefully stepped forward to take over in Jan's place. He has been a familiar face to many around the pool house as our pool house manager. (This is not an HOA board position)



NOMINATING COMMITTEE

Sharon Buck chaired our Nominating Committee. At the time proxies were mailed (30 days prior to annual meeting as required in By-Laws) there were only two candidates for the three positions mandated to fill. Since that time a candidate has come forward. Here are the three names that will appear on the ballot received at the annual meeting:

Michael LaPorte – Resident for 7 years. Lives on Midmar with his wife Joan. Mike is a Registered Nurse. He has served on the Architectural Review Committee. Three-year term

Tom McGar – Has lived in the neighborhood for many years. He recently retired from the FAA and looks forward to volunteering for our HOA. Three-year term

Norris Perkins – Norris and his family (Wife, Cary and three children) have lived in Arranmore for more than 20 years. He recently retired (kind-of) from a national consulting company and has offered his name as a candidate for the HOA board. Three-year term.

The board members retiring this year are Roberta Kennedy (President), Ken Sumida (Treasurer), and Jan Lindsay (Communication). Those remaining for the following term are Harry Reeder (Irrigation), Pat Hagen (Landscape, filling final year of Jan Lindsay’s term), Gary White (Pathways and Sidewalks) and Sue Kirkman (Pool)

WHAT’S NEW AT THE POOL?

After many years Joe Schoen is retiring as our pool manager. Hired are two young men to take his place and Joe is assisting with the job orientations.

Sanel Prosjanovic has been employed by the Portland Golf Club for almost 5 years, where among many rolls, he maintains the swimming pool mechanical equipment. Sanel has been hired to oversee the mechanical operation of the pool year round. He has already been in contact with Joe. Sanel was elected as Employee of the Year at PGC for 2012. He is a very capable, astute and we are pleased to have such a qualified employee.

Layton McConnell is familiar to some of us in the neighborhood. He is a very willing and energetic person and has done handy-jobs for a few Arranmore residents, while working at his family’s business. Layton will oversee the general maintenance of the pool house area (restrooms, pool area and furniture, utilities) and also the frequent testing of the pool water. He plans to arrive early in the morning to prepare for the day and then return in the evening for closing. He has been hired for approximately 4 months. Layton graduated from Beaverton High School and lives close by.

FINANCIAL REPORT

Revenue was reduced by \$75 per homeowner for a total of \$10,725. The annual assessment had stayed the same from 2009 through 2012. When the 2013 P&L is compared to 2012, not many other significant changes occurred. Landscape costs increased by about \$3,500 in the operating fund for 2013 because a number of trees were pruned or removed. The changes in accruals reflect changes in timing of payments from one year to the next. The allowance for bad debts was increased in 2012. One homeowner represents almost the total unpaid assessments. Collection efforts have been ongoing with attorneys trying to collect the outstanding amount. The cash balance increased from the end of March, 2012 to the end of March, 2013 by over \$11,000.

January through March	Operating Fund		Capital Fund		Total, Both Funds	
	2013	2012	2013	2012	2013	2012
Beginning Cash Balance	133,112	115,954	100,052	99,883	233,164	215,837
Assessments, interest & misc income	166,503	166,509	21,480	32,225	187,983	198,734
Administration Costs	(3,170)	(4,003)	-	-	(3,170)	(4,003)
Swimming Pool	(1,713)	(1,702)	-	-	(1,713)	(1,702)
Landscape	(27,546)	(24,002)	-	-	(27,546)	(24,002)
Irrigation System	(235)	(1,869)	-	-	(235)	(1,869)
<i>Subtotal, P&L</i>	<u>133,839</u>	<u>134,933</u>	<u>21,480</u>	<u>32,225</u>	<u>155,319</u>	<u>167,158</u>
Change in Accruals	1,567	(7,039)	(14,116)	(11,092)	(12,549)	(18,131)
WriteOff, Allowance for Doubtful Accts	-	-	-	-	-	-
Interfund Balance Changes	(9,616)	21,083	9,616	(21,083)	-	-
Additions to Property & Eqpt	-	-	-	-	-	-
Ending Cash Balance	<u>258,902</u>	<u>264,931</u>	<u>117,032</u>	<u>99,933</u>	<u>375,934</u>	<u>364,864</u>

