

APRIL 2014

highlights & happenings

# ARRANMORE

[www.arranmorehomeowners.com](http://www.arranmorehomeowners.com)

## 2014-15 Officers and Board Members

President: Harry Reeder

Vice Pres: Garr Nielsen

Treasurer: Tony Leineweber

Secretary: Traci Galbraith

Mike LaPorte:  
Architectural Review

Tony Leineweber: Finance

Bill Bennington: Irrigation

Pat Hagen: Landscape

Norris Perkins: Pathways & Sidewalks

Joe Schoen:  
Communication/Newsletter

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**ARRANMORE ENTRY SIGNS** The two signs at the entry to the neighborhood are original. They are estimated to be approximately 30 plus years old and reportedly been re-furbished at least once or twice. They were definitely showing age and weathering. For a year or so there has been some interest in restoring them. Costs for restoration or replacing them ranged from \$4000 to \$10,000. A wise woman on the board offered the following: "RETRO is the NEW IN." Hence the impetus to revitalize our original Arranmore signs.

Enter the Arranmore Sign Restoration Corporation.....2 tools guys, a paint lady and a dog. The signs were removed, sanded, re-sanded, stained, painted, sealed and replaced. The cost to the HOA was approximately \$185. We couldn't have done it without Ling Ling, our canine associate. Other corporation members are Bill Bennington, Virgil Cecchi and Roberta Kennedy.

**NEW ARRANMORE SANDWICH BOARD SIGNS** Our old sandwich boards finally had to be retired. Our thanks to Kevin Keljo (owner and manager of Security Signs) for his assistance in helping us to select new ones. They have perimeter hinges and a plastic cover. We will be using liquid chalk that erases without stains. Plus we have the benefit of keeping the rain off the lettering. Kevin also donated the Arranmore logo for each board. Thank you, Kevin and Security Signs



**OLESON ROAD at FANNO CREEK BRIDGE REPLACEMENT** Did you catch the announcement from Washington County? You've seen all the activity on Oleson near Raleigh Hills including tree removal and structure demolition. In order to replace the bridge, Oleson Road will need to be closed to vehicle traffic at Fanno Creek for approximately eight months. A temporary pedestrian bridge will be installed during the closure allowing access for walkers and bicyclists during the closure. It is anticipated that the closure will begin in July 2014. Once the contractor is selected for this project, exact dates will be determined and the public will be notified.

Detour and Access to properties Hall Boulevard - Scholls Ferry Road. Detour signs will be installed. Read more online: [www.wc-roads.com](http://www.wc-roads.com) "Construction Projects"- Oleson Road Bridge"

**ANNUAL MEETING DATE SET:**

**APRIL 21<sup>st</sup> 6:30 to 8:45 PM- Montclair School**



**Board Members:**

Traci Galbraith  
 Sue Kirkman  
 Pat Hagen  
 Mike LaPorte  
 Garr Nielsen  
 Norris Perkins  
 Harry Reeder

**Business Address:**

7185 SW Chapel Lane  
 Portland, OR 97223

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**Published Quarterly:**

January  
 April  
 July  
 October

**President's Column From the desk of Harry Reeder**

This will be my last column as President of the Arranmore Homeowners Association as I will be leaving the Board at the end of the Annual Meeting. With that, it is time to acknowledge and thank those who have worked with me to carry out the business of Arranmore. During the year, I have been fortunate to have had the opportunity to work with so many homeowners willing to be involved in the management of our AHOA. It is gratifying to know so many of you have been willing to step forward and help out; *Thank You* to you all!

My thanks are extended to fellow Board members who have accepted a role in serving our community this past year. Special appreciation goes to Pat Hagan who is leaving the Board after taking on the monumental responsibility of Landscape Chair. Thank you to three non-Board members who have stepped forward to fill the need: Ruth Robinson (Finance committee), Roberta Kennedy (Hospitality committee chair) and Tony Leineweber (Treasurer). All have helped me immensely during the year; I appreciate their time and contribution to the operation of the Board. Also, thanks to Hans Walitzki for chairing an ad hoc governance committee. Last, but far from least, I extend a hearty *Thank You!* to Joe Schoen for many hours of service given to the AHOA as Communications chair. For the newsletters, e-Blasts, web site management – your efforts are truly appreciated and I have thoroughly enjoyed working with you as you have kept homeowners informed.

Have you noticed the newly restored signs at the Arranmore entrance? My thanks to Roberta Kennedy, Bill Bennington and Virgil Cecchi for not only doing a beautiful job with paintbrushes in hand, but for saving the association money as well. It is gratifying to see so many homeowners pitch in and help keep our community a pleasant place to live.

There are three homeowners who have agreed to place their name on the ballot for the upcoming Board election. We are fortunate to have homeowners who are interested and willing to step forward for the two open positions on the AHOA Board.

The issue of transparency in the operations of the AHOA Board has been mentioned recently; may I remind each homeowner that a Homeowners Forum has been created for the express purpose of alleviating any concerns in this area. The Forum is available to all homeowners to address the AHOA Board. Homeowners are welcome to attend AHOA Board and committee meetings; I don't know how we could be more transparent than that!

See you around the neighborhood, *Harry*

**ARRANMORE MAILBOX...** The association mailbox out front of the pool house should be used for **INCOMING** mail only. Make sure you place mail or things like proxy ballots inside the **TOP SLOT** above the magnetic door marked "outgoing mail". Often times mail meant for the association is placed incorrectly in the small outgoing compartment. Originally sealed with a black arrow sticker, this small door may be secured in the future so mail gets inside the box!



**NEW LOCK ON POOL DOOR**

This spring a new lock was placed on the entrance door to the pool. Homeowners will be issued an electronic key card, one per home before the season begins. Place the card near the lock and it will open! 5-Digit codes will be inactivated, and entry valid via card. More to come soon.

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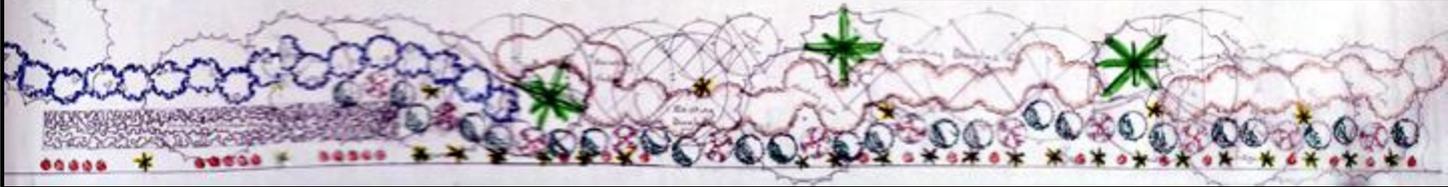
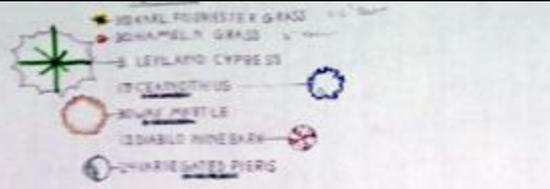
**Oleson Road North Berm Revitalization** After many meetings and planning sessions the Arranmore Landscape committee has taken on the task of redesigning the North front berm to our community. A request for proposal was sent to three different landscape companies to submit a comprehensive plan to upgrade the North and South front berms and the main entrance to Arranmore. While three impressive plans came in the committee decided to take on the project and break it into workable phases.

This year will bring big changes to the North front berm! Funds were allocated from our capital reserve fund. As you have probably noticed the arborist has completed the tree thinning and brush removal.

TruGreen LandCare submitted a proposal for the irrigation remodel, removal of some of the existing Cotoneaster, soil amendment and planting design. The plan includes small trees and shrubs and an improved irrigation system to support the new plants. The plants that were chosen are designed to provide maximum coverage for privacy. The planting will happen the first part of May after the alterations have been made to the irrigation system.

The Landscape committee thanks you for your patience as we all look forward to completing this first phase of the front berm revitalization!

**EAST BERM REMODEL**



**Preliminary FINANCIAL REPORT**

January through March	Operating Fund		Capital Fund		Total, Both Funds	
	2014	2013	2014	2013	2014	2013
Beginning Cash Balance	136,919	133,112	128,864	100,052	265,783	233,164
Assessments, interest & misc income	166,416	166,503	21,488	21,480	187,904	187,983
Administration Costs	(4,801)	(3,170)	-	-	(4,801)	(3,170)
Swimming Pool	(974)	(1,713)	-	-	(974)	(1,713)
Landscape	(26,093)	(27,546)	(5,810)	-	(31,903)	(27,546)
Irrigation System	(1,872)	(235)	-	-	(1,872)	(235)
<b>Subtotal, P&amp;L</b>	<b>132,676</b>	<b>133,839</b>	<b>15,678</b>	<b>21,480</b>	<b>148,354</b>	<b>155,319</b>
Change in Accruals	(20,457)	2,891	(600)	(14,116)	(21,057)	(11,225)
Interfund Balance Changes	15,040	(9,616)	(15,040)	9,616	-	-
<b>Ending Cash Balance</b>	<b>264,178</b>	<b>260,226</b>	<b>128,902</b>	<b>117,032</b>	<b>393,080</b>	<b>377,258</b>

**First quarter of 2014 vs. first quarter of 2013-** Assessments stayed at the same level as last year. Assessments had stayed the same from 2009 through 2012 before being reduced in 2013. When the 2014 P&L is compared to 2013, not many other significant changes occurred. The \$5,810 expense in the Capital Fund is for drainage maintenance. The changes in accruals reflect changes in timing of payments, receipts and deposits. The Interfund Balance change reflects changes in the amounts that one fund owes the other fund. Collection efforts have been ongoing for the unpaid assessments. We have engaged attorneys to collect the outstanding amount for one homeowner. The cash balance increased from the end of March, 2013 to the end of March, 2014 by \$15,822.

