

2015-16 Officers and Board Members

- President:** Matt Lowry
- Vice Pres:** Norris Perkins
- Treasurer:** Tony Leineweber
- Secretary:** Gisela Walitzki
- Mike LaPorte:
Architectural Review
- Tony Leineweber: Finance
- Garr Nielsen: Irrigation
- Roberta Kennedy: Landscape
- Norris Perkins: Pathways & Sidewalks
- Garr Nielsen: Pool/Rec Center
- Joe Schoen:
Communication/Newsletter

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ANNUAL HOA MEETING- April 2015 The annual meeting got off to a smooth start and stayed on task as the evenings presentations were delivered. The meeting held at Montclair Elementary in the auditorium/gym provided once again to be a comfortable space to gather. A respectable number of homeowners were in attendance and a quorum was achieved by being there in person or by proxy. New homeowners were greeted and we elected two new board members: Matt Lowry as President and Gisela Walitzki now Secretary replacing retiring board members- Traci Galbraith and Sue Kirkman. Thank You to our newest board members for stepping up and we much appreciate the work done by retiring members. Committee reports followed reviewing the conditions of sidewalks and pathways by the Architectural Committee. Tree roots have been causing problems for pathways over the years and multiple methods have been applied to replace or resurface this all important feature of our community. Our financial position was covered noting how well the HOA has been run over the years and the steps taken for future improvements to landscape and the recreation facility. A reserve study was again completed in 2014 and an additional need of \$100,000 was added to the capital fund covering areas mainly to the pool & pool house components & landscaping. The study reveled the long range fund was 66% funded and noted to be at a low to medium risk. The board decided to increase the capital assessment by \$50 this year to insure long-ranged goals were funded, along with a \$25,000 operating surplus from last year now added to the capital fund. Budgets and financials can be viewed from our website. The landscape committee has been hard at work identifying diseased trees and removal if recommended. A few more circles are being improved and grass is being removed where tree roots can be damaged by mowing. TruGreen will be responsible for the common area irrigation and can respond to homeowner needs as well. The recreation center will open **May 23rd** with a lot of upgrades to mechanical operations to the pool and spa thanks to a lot of hard work by Hans Walitzki and crew. New equipment basically replacing old and failing pumps and filters, upgrading filtration from a sand to crushed glass and ongoing chemical treatment by a salt based system. Power saving pumps are already saving energy and cost, while controls are testing water conditions automatically without hiring someone hourly as required by the state. New plans are in the works to revitalize the aging pool deck and possible replacement of the spa, but decisions have not been finalized. The Pool Planning Task force will keep homeowners apprised as to the direction improvements will take and the cost will held to budgeted sources. The meeting adjured with plenty of time to spare and take questions from the floor.

POOL OPENING Memorial Day Weekend



10 Year Assessments Kept to a LOW % Change

Annual Assessments				
Year	Operating	Capital	Total	% Change
2005	1,113	225	1,338	1.67%
2006	1,140	225	1,365	2.02%
2007	1,163	225	1,388	1.68%
2008	1,163	225	1,388	0.00%
2009	1,163	225	1,388	0.00%
2010	1,163	225	1,388	0.00%
2011	1,163	225	1,388	0.00%
2012	1,163	225	1,388	0.00%
2013	1,163	150	1,313	-5.40%
2014	1,163	150	1,313	0.00%
2015	1,163	200	1,363	3.81%

Board Members:

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Mike LaPorte
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Norris Perkins
Gisela Walitzki

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POOL UPDATE PROJECT: Hans Walitzki presented an informative report on the impressive changes at the recreation center. He reminded homeowners just how valuable this asset is to improve your health, meet neighbors, or have just plain FUN! Hans crunched the numbers and projects the cost to run the pool is an economical \$12 per month per home, and looking for ways to improve energy savings all the time. The filtration equipment and piping has been replaced and efficiently organized to fit the space.

New pool and spa pumps are saving approximately \$1200 per season, and new glass filtration filters are more efficient at cleaning the water than the old sand system. A SALT chemical system has been installed to constantly monitor water quality and much more comfortable to swim in! There is NO chlorine odor and it doesn't dry your skin, also less costly over a chlorine based method. The county found the HOA was "non-compliant" as far as water quality testing and is requiring testing every 2-4 hours. Manual testing could cost an estimated \$18,000 if we hired people to test during hours of operation. Instead, we invested in equipment and long term savings. With the constantly monitored system and a manual test once each day, we reached an agreement with the county saving the labor cost. **HIGH QUALITY AT A LOWER COST!**



LANDSCAPE TAKES A BITE OUT OF THE BUDGET The landscape committee is hard at work to enhance or replace diseased trees and remove sod from tree roots vulnerable to lawn mower blades. Pathways need constant repair or replacement from heaving tree roots or cracks that can cause a fall. Asphalt can be removed in some cases and repaved after cutting tree roots, but sometimes this is too risky for tree health and pavers have been installed instead. The largest expense for the association at about \$108,000 annually including the landscape contract, but the beauty and continuity it gives the neighborhood is well noticed by the community.

AHOA PATHWAYS



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Business Address:

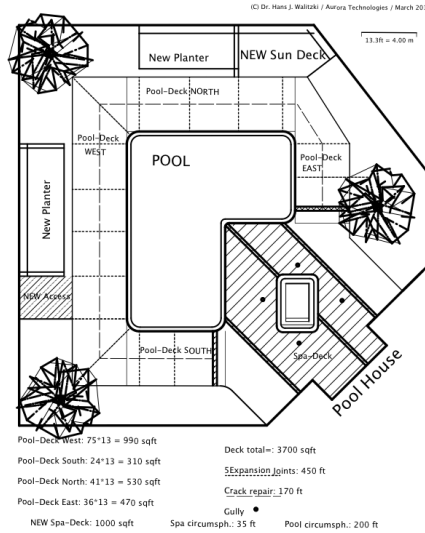
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Published Quarterly:

January
 April
 July
 October



DECK Replace or Repair and or Improve?

After 35 years the 4000 square feet of concrete deck around the pool is failing with many cracks and the elastic joints are breaking down, water puddles and the concrete spaces are uneven. With our operating license comes inspection by the county and the pool task force is researching ways to repair, replace or possibly enhance the deck and spa. Standing water and the inability to keep surfaces clean have suggested several ways to attack the problem as well as improve the experience at the pool. Repairs could be done in stages depending on the method chosen. Other options include recessing the spa in-ground for easy access and removing the back step for safety from a fall.



Time to get your Backflow Device tested! You may call:
Greg Douglas (503) 692-2885;
Jack Sheridan (503) 277-3184; or
Tualatin Valley (503) 642-1511

Preliminary FINANCIAL REPORT

January through March	Operating Fund		Capital Fund		Total, Both Funds	
	2015	2014	2015	2014	2015	2014
Beginning Cash Balance	141,218	136,919	115,918	128,864	257,136	265,783
Assessments, interest & misc income	166,415	166,416	27,381	21,488	193,796	187,904
Administration Costs	(2,926)	(4,801)	-	-	(2,926)	(4,801)
Swimming Pool	(2,518)	(974)	(9,150)	-	(11,668)	(974)
Landscape	(27,564)	(26,093)	(3,960)	(5,810)	(31,524)	(31,903)
Irrigation System	(345)	(1,872)	-	-	(345)	(1,872)
<i>Subtotal, P&L</i>	<u>133,062</u>	<u>132,676</u>	<u>14,271</u>	<u>15,678</u>	<u>147,333</u>	<u>148,354</u>
Change in Accruals	(6,303)	(20,457)	651	(600)	(5,652)	(21,057)
WriteOff, Allowance for Doubtful Accts	-	-	-	-	-	-
Interfund Balance Changes	14,890	15,040	(14,890)	(15,040)	-	-
Additions to Property & Eqpt	-	-	-	-	-	-
Ending Cash Balance	<u>282,867</u>	<u>264,178</u>	<u>115,950</u>	<u>128,902</u>	<u>398,817</u>	<u>393,080</u>



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First three months of 2015 vs. first three months of 2014 Assessments increased over last year by \$50 per homeowner. Assessments had stayed the same from 2008 through 2012, were reduced in 2013 and then were increased in 2015. When the 2015 P&L is compared to 2014, the total income for both the operating fund and the capital fund was very similar. The cash balance increased from year to year because the accounts payable (amounts incurred but not paid) changed more in 2014 than in 2015 from the end of the previous year. 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 unpaid assessments in the amount of \$22,710 most of which are due from one homeowner. The board has previously engaged attorneys to collect the outstanding amount from this homeowner. The total cash balance for both funds increased from the end of March, 2014 to the end of March, 2015 by more than \$14,380.