



## Landscape News

Effective January 1st Arranmore has a new Landscape Maintenance company taking care of our community. The contract was put out for bid this past fall with responses from six different companies. After careful consideration, the Landscape Committee recommended and the Board selected TruGreen LandCare. They are a quality company who has worked in Arranmore in the past so we'll see a smooth transition with the same account manager, Lee Chidester, and lead supervisor, Benito Fuentes, as before. Hiring them will also bring savings of \$10,000 in our landscape costs which are approximately 65% of our operating budget.

TruGreen's scheduled days in Arranmore will be Wednesdays and Thursdays, the same as before so no one has to figure out how to reprogram their sprinkler systems! You will receive the same services as before including the care of front lawns and common areas. We are looking forward to a refinement in the care of our shrubs and beds and other efforts in keeping Arranmore a beautiful community to live!

TruGreen is also available to service your personal yards. Please call on Lee Chidester at [503-572-5451](tel:503-572-5451) for further information.



## 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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## BACKFLOW TESTING REMINDER

As you may know, Tualatin Valley Water District (TVWD) requires annual testing on installed backflow devices to be completed prior to the irrigation season (May 1) for Arranmore homeowners. The cost of this test normally ranges from \$35-\$50. While homeowners have no obligation to use a particular service, the Board asked for group pricing from several testers listed by TVWD as acceptable. The Board found the following vendor to be the lowest cost and allows easy processing for homeowners. Greg Douglas will provide the test for \$19, unless your device is located in a crawl space under your home, which he will charge \$30. He will test the device, email the test results directly to TVWD and simply leave the homeowner an invoice upon completion of the work. He does need each backflow device to be free of excess vegetation and obstacles prior to testing. At your discretion, you may email him at [backflowboss@gmail.com](mailto:backflowboss@gmail.com) to sign up for your testing. PLEASE direct all questions to Harry C. Reeder

TWO dates have been designated so far: 04/18 (Friday) and 04/19 (Saturday). Greg needs 30 days notice and the following information prior to his visits to the neighborhood this Spring.

AHOA, Name, Address, Phone number, and Location of backflow device.



**BACKFLOW  
PREVENTION DEVICE  
TESTING INC.**  
COMMERCIAL - RESIDENTIAL

**Greg Douglas**

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**PRESIDENTS MESSAGE by Harry Reeder**

A new year is here during which we will see some continuing changes. The Board finalized the 2014 budget at the January meeting. It includes money for repairing our walking paths and some French drains, a new entry system for the pool house and phase one of new landscaping of the Oleson Road berms and the front entry. Also, new this year is that TruGreen will be the AHOA Landscape Contractor.

A nominating committee has been appointed to select a slate of candidates for considerations by AHOA homeowners at the Annual Meeting in April. If you want to be considered or know a homeowner who wishes to be considered, please contact Roberta Kennedy at ([robertarkennedy@comcast.net](mailto:robertarkennedy@comcast.net)). If you are asked to be nominated, please give it serious consideration. Over the years, the livability of Arranmore has been enhanced by the hard work of Committee Members and Boards.

In December 2013 an eBlast was sent that reminded homeowners to park their cars off the streets. Also to place their garbage/recycle/debris containers so they can't be seen from the street or from neighbor's window if at all possible. Almost all homeowners have responded positively but there are still some not complying. Please respect your neighbors and let's have 100 percent compliance.

Happy New Year to all of you in the AHOA.



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

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 our association. It takes many hands and willing workers to ensure our association remains healthy, well-maintained and operationally sound. Landscaping, flowers, irrigation maintenance, pool care, annual garage sale, annual pool party, financial, resident roster, pathway maintenance, quarterly newsletters, eBlasts and much more are all brought to you by volunteers.

**ALERT, ALERT.** During this coming April the association will have two board position openings. If you are interested in serving on the Board of Directors, please contact a member of the Nominating Committee. A slate will be presented to our membership 30 days before our annual meeting. The slate is not restricted to just two people. Our HOA wants you!

**Preliminary FINANCIAL REPORT**

**Nominating Committee:**

Harry Reeder  
([hcreeder@comcast.net](mailto:hcreeder@comcast.net))  
Garr Nielsen  
([garnielsen@yahoo.com](mailto:garnielsen@yahoo.com))  
Roberta Kennedy  
([robertarkennedy@comcast.net](mailto:robertarkennedy@comcast.net))  
Ruth Robinson  
([mickrob@comcast.net](mailto:mickrob@comcast.net))

**ANNUAL MEETING SCHEDULED:**

**April 21, 2014**  
**Montclair School**  
**7:00pm.**

January through December	Operating Fund		Capital Fund		Total, Both Funds	
	2013	2012	2013	2012	2013	2012
Beginning Cash Balance as of January 1	133,112	115,954	100,052	99,883	233,164	215,837
Assessments, interest & misc income	166,859	169,142	23,413	32,344	190,272	201,486
Administration Costs	(12,099)	(15,724)	-	-	(12,099)	(15,724)
Swimming Pool	(20,874)	(21,480)	-	-	(20,874)	(21,480)
Landscape	(111,565)	(107,848)	-	-	(111,565)	(107,848)
Irrigation System	(9,040)	(10,622)	-	-	(9,040)	(10,622)
<b>Subtotal, Net P&amp;L</b>	<b>13,281</b>	<b>13,468</b>	<b>23,413</b>	<b>32,344</b>	<b>36,694</b>	<b>45,812</b>
Change in Accruals & Bad Debt Reser	1,198	1,049	(1,973)	(9,502)	(775)	(8,453)
Due Between Funds	(7,372)	2,640	7,372	(2,640)	-	-
Additions to Property & Eqpt	(3,300)	-	-	(20,033)	(3,300)	(20,033)
Ending Cash Balance as of December 31	<b>136,919</b>	<b>133,111</b>	<b>128,864</b>	<b>100,052</b>	<b>265,783</b>	<b>233,163</b>

Annual Capital Fund assessments were reduced by \$75 per homeowner. This change reduced total cash revenue by \$10,725. Before this change in 2013, the annual assessment had stayed the same from 2009 through 2012. A comparison of changes in the total cash in both funds from January 1 to December 31 of each year shows that the total amount of cash increased in both years. In 2013 the total cash balance increased from \$233,164 to \$265,783, an increase of \$32,619. In 2012 the total cash balance increased from \$215,837 to \$233,163, an increase of \$17,326.

