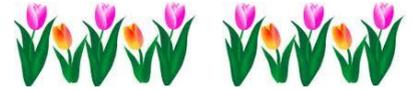




# ARRANMORE

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



### 2014-15 Officers and Board Members

- President: Garr Nielsen
- Vice Pres: Norris Perkins
- Treasurer: Tony Leineweber
- Secretary: Traci Galbraith
- Mike LaPorte:  
Architectural Review
- Tony Leineweber: Finance
- Roberta Kennedy:  
Landscape
- Joe Schoen:  
Communication/Newsletter

### Inside this Issue:

- 1 2015 Reserve Study
- 1 Neighborhood Media
- 2 Presidents Message
- 2 DOGS At Large Rule
- 2 Backflow Testing Note
- 3 Landscape News
- 3 Winter Spa News

### Arranmore Reserve Study, 2015

The annual reserve study, approved by the Board, is now posted on the website for homeowner reference. This year's study is very comprehensive and includes a number of components not previously a part of the study. These are equipment items related to the pool, which were very capably identified by Hans Walitzki and the pool task force. Long term landscaping and other improvement projects are also included. The purpose of the study, required by Oregon law, is to assure that HOA's maintain sufficient cash reserves to cover future repair/replacement costs outside of the normal operating budget.

According to the 2015 study, Arranmore's special assessment and deferred maintenance risk is in the medium-low range, 66% of full funding. The objective of our multi-year plan is to fund the reserves to a level that will provide a low risk of any future cash flow problem. Accordingly, the individual homeowner contribution for 2015 will be \$200, designed to move our percentage to the 100% level well within the thirty-year span of the study.

Reserve Study Committee: Tony Leineweber, Garr Nielsen, Ken Sumida, Ruth Robinson (Chair)



### "Nextdoor" Social Media Network- Garden Home

If you are interested in "what's happening" in our immediate community there is a very informative social network of neighbors dedicated to GARDEN HOME that is trying to increase it's membership to 500! A great way to trade information, get updates on projects or alerts in our area. Some of the categories covered are: Classifieds, Crime & Safety, Free Items, Lost & Found & Vendor Recommendations. Log On and sign up to <https://gardenhome.nextdoor.com/login/>.

### CPO 3 - Garden Home, Raleigh Hills, West Slope

The Citizen Participation Organization newsletter is another great source of information related to our area provided through the OSU Extension Service. CPO-3 covers Garden Home and the immediate surrounding area. Drop on to their website or sign up to receive newsletter notices here: <http://extension.oregonstate.edu/washington/cpo-3-newsletters>

CPO Groups are charged with reviewing and approving development within this area and covers related HOT Topics that will effect daily life in Garden Home.

**Garden Home History Project:** A wonderful collection of historical information located at: <http://gardenhomehistory.com/>

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



**LETTER FROM THE PRESIDENT- by Garr Neilsen:** As we approach our Annual Meeting there are a number of potential major projects anticipated for the upcoming year. In addition to the ongoing landscape and irrigation improvements that routinely occur we are looking at the possibility of a major upgrade to the pool facility which would include resurfacing the pool deck, replacing the spa with an in-ground and possibly larger unit, and considering changes to the pool house, which may include a meeting room, exercise equipment, or some other more efficient use of the existing space. We continue to make significant upgrades to the pool mechanicals and will be installing a new filtering system which is expected to be much more efficient and economical.

You will also notice that our Reserve Study has been completed for 2015, thanks to the hard work of Ruth Robinson, who once again tackled this project for us. The Study shows that Arranmore is in excellent financial condition thanks to historic conservative stewardship and management of resources. We are blessed with very dedicated volunteers who have ensured that we are on sound financial footing, and continue to be able to maintain Arranmore as a beautiful neighborhood. However, much of the infrastructure in our neighborhood is more than 35 years old and we are anticipating some major expenditures in the near future. Because we have managed our resources so responsibly we are in a position to make the necessary repairs and consider upgrades if the residents wish to do so. I urge everyone to please plan to attend the Annual Meeting in April as we will be discussing some of the projects which impact the neighborhood, and it is an opportunity for the residents to weigh in on priorities.

As you will soon be aware, the Board has increased the annual assessment by \$50 for this year. We have made this decision in anticipation of the major expenditures mentioned above and to ensure that we maintain adequate reserves moving forward. As the neighborhood infrastructure ages, expenses increase as does the cost of maintaining our neighborhood. Although none of us looks forward to increased costs, the Board believes that this minimal increase is justified.

Again, thank you for your support and for all the work our volunteers do to keep Arranmore such an attractive and pleasant neighborhood. We are very fortunate to have residents who are committed to doing their part by maintaining their properties for the benefit of all of us. I look forward to a very productive year.

### Running at Large

It's against the law to allow your dog to run at large. People are often confused by exactly what the law does – and doesn't – allow owners to do. A “**Dog at large**” is defined as a dog that is off or outside of the premises of its owner; not restrained by a rope, leash, chain, or other similar means; or not under the immediate control, restraint, or command of its owner or keeper. If a dog is not restrained by a leash or tether of some kind, is not at heel, or not a working dog in the field, the dog is considered to be “at large.”

Please be a considerate dog owner and pick up after your pet within the common areas.



**REMINDER: Sprinkler Backflow devices need testing before the irrigation season May 1<sup>st</sup>. The Backflow Boss (Greg Douglas) will offer testing again this year at a great price of \$19 (\$30 for crawlspace). [backflowboss@gmail.com](mailto:backflowboss@gmail.com) Email Greg for arrangements. Testing reminder via eBlast in the Spring.**



**Board Members:**

Traci Galbraith  
 Roberta Kennedy  
 Sue Kirkman  
 Mike LaPorte  
 Tony Leineweber  
 Garr Nielsen  
 Norris Perkins

**Business Address:**

7185 SW Chapel Lane  
 Portland, OR 97223

**Communication & Newsletter/Website:**

Joe Schoen  
 Phone: (503) 246-3868  
 joe.schoen@comcast.net

**Published Quarterly:**

January  
 April  
 July  
 October

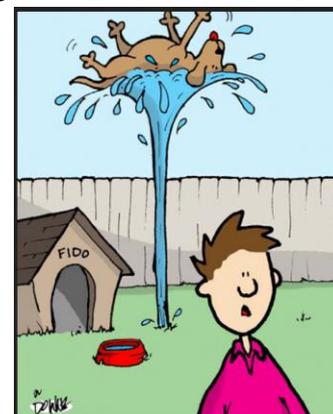
**Landscape Committee News**

**Happy 2015 to the Arranmore Community!** This new fiscal year bring a number of planned projects from the trimming of the South Front Berm to sod removal for drainage solutions. TruGreen will be applying a moss treatment in the next month. Watch for this work in the early spring.

**Bill Bennington, Arranmore irrigation guru,** will be moving from Arranmore with the sale of their home. We must thank Bill for all he has done to keep our aging irrigation system running smoothly! His “hands on” work has saved the association lots of money from changing out broken sprinkler heads to trouble shooting association as well as private irrigation system problems. It would be great for one or two people to step forward and train with Bill before he leaves. Please email Bill or Bobbie Kennedy if you would like to discuss what the job entails.

The irrigation maintenance contract is currently being negotiated and may be awarded to TruGreen. The Landscape committee meets on the second Wednesday of the month. Anyone interested in volunteering for this committee should email Bobbie Kennedy for further information.

**Sprinklers busted AGAIN!**



T  
H  
A  
N  
K  
S  
B  
I  
L  
L

**ANNUAL MEETING**

**Coming in APRIL 2015**

**Date To Be Announced**

**Pool/Spa update- HANS WALITZKI**

Last year’s “pool survey” showed many homeowners wished to be able to use the spa and sauna during the winter for an extra fee to cover the additional operational cost. We did not know how much more these would be, because we had not done this in previous years. Nevertheless, a few enthusiasts stepped up, providing about \$ 2,000 for the gas and electric bills and phone costs. The plan is to keep the facility open for those as long as the funds last.

The first month of data of this experiment is in. We are happy to report the average additional cost is less than \$ 10 per day. Overall, we used a little over \$ 320 in the first month. At this rate we will definitely make it through the remaining winter season. All participants were happy and enjoyed using the spa and sauna during sunny and rainy days and even at freezing temperatures. They did not mind the extra work of moving the spa cover before and after use to keep the heating costs low. By the way – it is not too late to join the group for a prorated fee. Please contact the pool committee if you are interested.

**What’s next:** The board approved to upgrade the pool and spa hardware in the next few weeks to save even more electric power for the regular pool season by replacing the spa pump to an energy saving model. The pool and spa will also be converted to skin and eye friendly salt water systems.

If you are interested in joining the winter group of users, please contact Sue Kirkman. The cost would be \$ 6/week for the remaining season, payable in one sum to the homeowners association.