

## 2012-13 Officers and Board Members

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Treasurer: Tony Leineweber

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Joe Schoen:

Communication/Newsletter

## Inside this Issue:

1 Arranmore Resolutions

1 Pool Closes

2 Presidents Message

2 Winterize Sprinkler

2 New Residents

## REC-CENTER CLOSES

Fall stole the last week the pool was open as the pool closed September 30<sup>th</sup>. The rec-center equipment now winterized and furniture stored inside. No access to the buildings interior, bathrooms or sauna during this period. The spa is drained and a hard cover seals the elements out! The pool is covered for safety and help falling debris. Water is circulated to keep the pool clean and easier to revive in the spring. Sanel will monitor the pools equipment over the closing period to keep the equipment in check. Re-opening will begin next May with an anticipated opening to homeowners Memorial Day weekend 2014.



## Arranmore Resolution:



Some aspects of Arranmore, the attractive and well cared for neighborhood we call home, are not well known by many residents. Our community is governed by a set of legal documents given to every new homeowner when the purchase is completed. Signing those closing papers was your de facto agreement to live by their provisions. The documents are: Articles of Incorporation, Bylaws, and Conditions, Covenants and Restrictions (usually referred to as the "CC & R's"). They are registered with the State of Oregon and Washington County and are collectively referred to as *the Governing Documents*. The procedure for amending these documents is difficult and time consuming. In addition there are *Policies and Procedures Manuals* covering Architecture and Landscape requirements and restrictions. The latter two are not officially registered and may be amended by current Boards of Directors. It is even possible that you did not receive them at all. Or, more probable, these and other documents have been misplaced or have not been read by you in recent history.

Arranmore was incorporated in 1978 and was constructed in phases over the next several years. As land for each new phase was acquired and construction implemented, lengthy amendments to the CC & R's resulted. As the lots were sold to individual buyers, homes were built, & the developer's ownership interest changed, further amendments were made. The result is a weighty, multiple-page stack that is hard to wade through and does not give a clear, concise statement of how we govern ourselves & what is expected of us.

A costly major, though unsuccessful, attempt to completely revise the CC& R's and the Bylaws was made in the summer of 2007. The proposed restated documents set out *very detailed provisions* for how the HOA was to be governed, and how residents were to conduct their lives here.

The prevailing thinking now, seven years after that failed revision attempt, is that the governing documents should be *minimal* in their detail, setting out only broad provisions. As situations change, the *Resolution* process is a way to record current thinking on specific rules and practices.

The procedure for enacting a Resolution is for the Board to draft language, submit it to HOA membership for a 30-day comment period, revise as indicated and vote to approve. Approved Resolutions have the force of law as it applies to Arranmore homeowners, but also have the advantage of being easier to amend as situations change.

Recently a group of proposed Resolutions was circulated to the members for comment. The committee reviewed the comments and answered questions. The Board voted on the Resolutions at its October 14 meeting and results were announced via e-Blast and posted on the Arranmore Website.

Preliminary work is underway on the current governing documents to remove all obsolete provisions. It is anticipated that this may be accomplished in order for a membership vote at the April, 2014 annual meeting. Clean, updated governing documents and easily accessible Resolutions will give every resident a good understanding of our common consensus: Arranmore is a good place to live, an attractively cared for community which maintains its property values.



**Board Members:**

Traci Galbraith  
Sue Kirkman  
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**PRESIDENTS MESSAGE by Harry Reeder**

Well, the summer is over and activities are slowing down. The Board has a full membership. Traci Galbraith and Garr Nielson have been elected to replace Tom McGarr and Gary White. The Board instituted a "homeowner's forum" where, at each meeting, a time is set aside for homeowners to address the Board. There is a procedure that must be followed to speak, so if you desire to address the Board, please read and follow the procedure set forth (it is on our website.).

The Board is also going to vote on a number of Resolutions that govern AHOA. The resolutions are intended to maintain a well kept neighborhood that homeowners can enjoy, attracts new residents as houses become available, and keeps home values stable.

By the time you read this, the pool will be closed. We had a great pool season, Sue Kirkman and her committee did a good job seeing the pool was cleaned and maintained well throughout the summer. They also monitored the pool so there fewer incidents this year. The new pool crew worked well. We thank Joe Schoen for helping in training the new crew to maintain the pool, as he has done for so many years. Thanks Joe for you service.

The Landscape Committee under the leadership of Pat Hagen, has been busy during the past months. They are working with the current Landscape Contractor and our Arborists getting the common area maintained properly. The committee decided to ask for new bids from Landscape Contractors for next year.

The Architectural Committee has been busy with remodels, fences deck etc. Also the last lot in Arranmore had a house built and finished this summer. AHOA has a home on every available lot now..

**Have a safe Halloween and drive carefully, Arranmore gets plenty of little goblins out so be on the lookout for them.**

A personal note, Dick and Jan Lindsay are moving from Arranmore. Both have served on the Board where they have made many contributions in the operation of AHOA. We will miss them but wish them well.

**Preliminary FINANCIAL REPORT**

January through September	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	166,746	166,758	23,375	32,313	190,121	199,071
Administration Costs	(9,313)	(12,492)	-	-	(9,313)	(12,492)
Swimming Pool	(18,707)	(18,973)	-	0	(18,707)	(18,973)
Landscape	(79,291)	(82,315)	-	(14,339)	(79,291)	(96,654)
Irrigation System	(8,179)	(9,618)	-	-	(8,179)	(9,618)
<b>Subtotal, Net P&amp;L</b>	<b>51,256</b>	<b>43,360</b>	<b>23,375</b>	<b>17,974</b>	<b>74,631</b>	<b>61,334</b>
Change in Accruals	(5,254)	307	(150)	(9,292)	(5,404)	(8,985)
Adjust Unearned Assessments & Ppd Ins	188	-	(1,823)	-	(1,635)	-
WriteOff, Allowance for Doubtful Accts	(11)	(1,088)	-	(210)	(11)	(1,298)
Interfund Balance Changes	(7,372)	8,334	7,372	(8,334)	-	-
Additions to Property & Eqpt	-	-	-	-	-	-
<b>Ending Cash Balance as of September 30</b>	<b>171,919</b>	<b>166,867</b>	<b>128,826</b>	<b>100,021</b>	<b>300,745</b>	<b>266,888</b>

Annual Capital Fund assessments were reduced by \$75 per homeowner and reduced total revenue by \$10,725. Until this change in 2013, the annual assessment had stayed the same from 2009 through 2012. A comparison of the net P&L amount from 2013 to 2012 shows an increase of \$13,297. A comparison of changes in the total cash in both funds from January 1 to September 30 of each year shows that the total amount of cash increased in both years. In 2013 the cash balance increased from \$233,164 to \$300,745, an increase of \$67,581. In 2012 the cash balance increased from \$215,837 to \$266,888, an increase of \$51,051.

**WINTERIZE SPRINKLER:**

Remember to run your sprinkler controller through one cycle now that the pump has been shut off. This will drain your individual system.

**AROUND THE NEIGHBORHOOD**

We have new residents. Please welcome Hal and Anna Lou Lee. Also, David Adams has moved in. Their contact information will be provided to you at a later time. Welcome to all three of you. We are glad that you are joining Arranmore.

