



ARRANMORE

www.arranmorehomeowners.com



2014-15 Officers and Board Members

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Communication/Newsletter

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WATER - LEAVES - TREES - MORE

WATER: The very hot days are behind us. Phew! Our HOA irrigation system was a workhorse during the hot summer days. Bill Bennington, our volunteer HOA irrigation representative was often called into service. Our system is 30+ years old. As Lee Chidester from TruGreen said...."It is a living organism". Repairs, monitoring and adjustment are on-going. This year we contracted with TruGreen to perform an irrigation audit. They went zone by zone and assessed the existing system. We recently received their report. Together with members of the Landscape Committee, HOA president Garr Nielsen and Lee Chidester, we did a neighborhood walk-thru to discuss the report findings and recommendations. The next step is for the Landscape Committee to discuss the information received thus far, prioritize and make recommendations. We plan to submit our plan to the Board in December or January.

LEAVES AND MORE LEAVES: It is that time of the year that TruGreen will be out in force gather up the fallen leaves. They are here just two days out of the week so we can expect a build up of leaves in their absence. In the interim, help keep your gutter drains free of leaf build-up. The changing colors of our neighborhood trees and shrubs are spectacular. Enjoy the beauty!



TREES: Within the next few weeks you will hear the sound of Dana Anderson's chainsaw. The HOA Board of Directors approved removal of two dying red pines located at the northwest corner of the pool berm. They each have a blue tape around their trunk. They have been infested with pine bark beetles for some time. The trees are dying and present a safety risk. Homes in the immediate area have been notified to expect noise and heavy equipment. Also we will be removing a dead cherry tree at the end of Midmar Place. The cause of its demise remains a mystery at this time. Yun, yun, start the chainsaw.

Along the subject of the pine bark beetles and the pool berm.....The Landscape Committee is making budget plans (Operational and Reserve Study) for the eventual removal of all the pine trees on the west and north berm of the pool. They are all infested with pine bark beetles and will eventually die. Two red pines were removed a few years ago for the same reason. Take a walk in the area to view first hand the withering condition of the trees. Future planning includes tree removal, a plan for the area, and replanting. We will keep you posted as we progress.

LANDSCAPE COMMITTEE: Our committee consists of nine members. We meet each month, usually on the third Wednesday evening, to discuss our budget, various homeowner concerns, our contract with TruGreen and on-going planning. Ken Sumida is our volunteer that shows us the MONEY each month. He pays very close attention to our budget and our fiduciary responsibility to our homeowners. Pat Hagen, past HOA president and LC chair, is our tree liaison. She keeps a keen eye on our trees....do they need pruning, limbing up or removal? She also acquires bids for larger tree projects. Bill Bennington keeps the irrigation system flowing. You may often see him up at the main pump, repairing a sprinkler head or helping a fellow neighbor with an irrigation problem. Ruth Robinson, past HOA president and LC chair, offers her guidance with special projects. These may include any of the following.....redoing and improvement of our circles, special plantings, long range planning. She is very often seen weeding, planting flowers and pruning. Other members include Merl Grossmeyer, Doug Cooley, Virgil Cecchi, Bob Cargill and me, Roberta Kennedy. Together we all work toward making Arranmore a beautiful place in which to live.

Thank you to all! Roberta Kennedy, Landscape Committee Chair



LETTER FROM THE PRESIDENT- by Garr Neilsen: We have enjoyed a glorious summer in Arranmore. The pool was enjoyed by many and again proved to be a valuable asset to our community. The new pool card lock system, while not perfect, seemed to be a significant improvement over the former system.

The Annual Social was very well attended. It was very exciting to see how well represented our established and new residents were. Roberta Kennedy and Sue Kirkman did a fantastic job with the food, and much thanks goes out to all who volunteered to help make the event such a success.

I am continually impressed by the willingness of so many residents who volunteer and step up at a moments notice to address issues in the neighborhood. We are very fortunate to have such a cohesive and dedicated group of residents, and it shows in the beauty of the community. We should also note that because of these dedicated volunteers we save thousands of dollars every year for work we would otherwise have to pay for. It would be impossible for me to name them all, and much of their work goes unnoticed. This includes grounds work, Reserve Study, pool work, financial management, etc. Because we have this great level of volunteerism we are able to effectively manage a complex organization without having to pay for a management company, which would result in significantly increased costs for all of us. We should all be very grateful to those who continue to make their time available.

The Board has a number of important projects upon which to focus over the coming months. We will be looking into a long range plan for the pool, clubhouse, spa facilities. Our goal is to create a plan which will address the uses of this valuable asset, the need for significant maintenance in the near future and how best to meet those needs. By developing a comprehensive plan we will hopefully avoid incremental "band aids" which may be less expensive in the short term, but result in greater expense later on.

We are also looking at alternatives to resurfacing the walkways caused by root damage. As you have probably noticed, pavers have been placed in a small area of the path along Chapel Lane. Time will determine whether it is less susceptible to damage from tree roots.

We are also investigating a comprehensive plan for the irrigation system which is 34 years old, in an effort to provide more effective irrigation of the turf areas next year.

As we move into winter and shorter days, please remember that we have more children in our neighborhood and please watch your speed as you drive through the neighborhood. I receive many complaints about speeding vehicles, and the violators are almost always residents. It is easy to become familiar with a roadway and tend to drive faster than what is safe. Please respect the safety of our residents and be mindful of the residential speed limit.

If you have issues of concern I invite you to please call me and I will do my best to address them. It is an honor to represent this community and I look forward to continually improve our neighborhood.

Contact Us – In the Way that Serves YOU Best! Washington County Dispatch Center Emergencies or a crime in progress, dial 9-1-1

Non-emergency situations, dial (503) 629-0111



OCTOBER 31st... is Halloween. Please drive carefully, Arranmore gets plenty of little goblins out so be on the lookout for them.



EXTENDING THE USE OF SPA & SAUNA: Our survey indicated about 40% of the over 100 respondents stated they would like the use of our spa and sauna during the off-season months for an extra fee. It appears there is a sufficient number of members to support this TRIAL season. You would join a 6-month winter membership and share the cost of extending the use of these amenities for a fee of \$150. Only pre-paid members will be allowed entrance to the pool house using their keycard. The fee covers additional costs to operate the pool house, the spa and the sauna, keep the area clean, pay for gas, power and water etc. This extended season is expected to start November 15th. Use of the facility will be for ADULTS OVER 21 ONLY for this trial period. SPA hours remain the same (9AM to 10PM). If interested..you need to subscribe for the entire winter season up front. There is a limited time to subscribe, so if you are interested please contact SUE KIRKMAN before November 1st. An "eBlast" is being prepared for distribution on this subject.

Fall Projects for Homeowners: Cary Perkins



Weekend Project #1:

Service the Garage Door...Your garage is a handy storage zone for tools, sports equipment, holiday decorations and anything else you want to hide away. We have even heard rumors of a few fortunate folks who manage to keep their cars in there! But for all this service, your garage asks for very little in return, so be sure to keep the door and opener in top operating condition by doing some seasonal maintenance.

First, make sure the tracks, springs and any other moving parts of the garage door are well lubricated with motor oil. Apply the oil with a rag and wipe onto each part, taking care to wipe away any excess oil. Next, take a look at those big, heavy springs and make sure there is a safety wire running inside of the springs so that if they were to break, the springs would snap back on the wire and not fly off and hurt someone.

Check the garage door opener's safety reverse system. Place a 2x4 under the door and close it. The garage door should hit the 2x4 and then open back up again. There should also be an electric eye that protects the bottom edge of the garage door. Try closing the door and then breaking the electric eye's path to be sure it is functioning. By the way, if the garage door opener is older and doesn't have at least these two safety systems, replace the garage door opener!

Finally, clean the weather stripping along the frame of the garage door and at the bottom with a cleanser made for vinyl to prevent the weather stripping from drying out. Wash the exterior of the garage door using a mild detergent and stiff brush or power washer. If need be, remove any flaking paint, then sand, prime and apply a new coat of paint to the garage door. A nice, bright color will keep you thinking of summer even as the snow is falling!



Weekend Project #2: Clean and Sanitize all Garbage Cans

The garbage can is probably the most underrated helper in the home. Although we place some pretty nasty things in trash cans, they do a great job of storing life's leftovers right in the middle of where we live, eat and breathe. Here's a tip to help maintain the trash can's stealthy persona.

Once a month, take all indoor trash cans outside for a thorough cleaning. Mix up 3/4 of a cup of bleach into one gallon of water and wash the interior of the garbage cans, as well as the handles and lids. To make sure the bleach-and-water solution has time to kill bacteria and odors that could be harmful to your family's health, let it sit for at least five minutes, and then rinse out the trash cans very well.



Weekend Project #3: Protect your home from robbery

The summer will soon be drawing to an end, and that means it will be getting darker earlier. This means that burglars intent on stealing your stuff get to start their workday all that much earlier! To thwart those plans, go around your property and look for potential entry points.

For instance, if you have a lot of shrubbery in the front of your home, it can provide a burglar cover to break in. Trim back the bushes to keep the entry point exposed.

Some lights around the property should be placed on motion sensors so they will come on to provide safety when you return home, and also help scare away anyone who doesn't belong there.

Make sure the doors to your home have secure locking systems, and never give the key to your home when leaving car keys anywhere, such as a repair shop, car wash, valet, etc. You will never know if someone makes a copy, so play it smart.

If you have travel plans, stop newspaper delivery and ask a neighbor to get the mail and any packages that might be delivered in your absence.

If you can afford to do so, have an alarm system installed that will also monitor fire and carbon monoxide in the home to keep you safe on all levels.



WINTERIZE Your SPRINKLER:

Irrigation MAIN System to be shut down MONDAY OCTOBER 27th. Remember to run your sprinkler controller through one cycle now that the pump has been shut off. This will drain your individual system and keep it from running without water in the pipes!



TURN Sprinkler Clocks to OFF!

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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

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January
 April
 July
 October

Pool News by HANS WALITZKI: Some of you have enjoyed the two additional weeks at the pool this year. While we are not responsible for the nice weather, we did extend the season to test the new pool filter pump before we close the pool for the season. While the old pump was running perfectly fine for so many years, it was an energy hog. It only knew two conditions: "On" and "Off". At night, when no one was using the pool, and especially in the winter, running at full speed wasted a lot of energy and money. We calculated that the new, programmable "Variable Speed Pump" saves about \$100/month electrical energy, paying for the new pump in about one year. Installing the new pump, however, was a little nightmare. It should have been a two – four hour job, at the most. It took a whole day because the screwed-in old PVC fittings were additionally glued together, just to be safe... That meant that we had to cut and replace a lot more of the PVC fittings. That gave us the opportunity to fix a few design issues with the old piping. Now the skimmers are much better balanced and keep the water surface cleaner.



What's next? Probably new filters (they are 30+ years old) and a new chemical monitoring and dosing system to be installed before the 2015 season. Until then the new pump will run at a slow speed through the winter to keep the water clean and sanitized.

POOL Social by SUE KIRKMAN: The weather cooperated perfectly this year for the annual Arranmore summer pool party! More that 100 neighbors were able to enjoy the pool event which included fun food and Margaritas. Thank you to all of you that made it happen. Our bartenders, Jim Buck and Don Jensen were awesome! Thanks also to the pool committee who were able to spend a good part of the day setting up, serving, and cleaning up...Sharon Buck, Sally Hedges, Joe Schoen, Karla Nielson, and Roberta Kennedy. It was fabulous!

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Preliminary FINANCIAL REPORT

	Operating Fund		Capital Fund	
	2014	2013	2014	2013
January through September				
Beginning Cash Balance as of January 1	136,919	133,112	128,864	100,052
Assessments, interest & misc income	166,606	166,746	21,575	23,375
Administration Costs	(9,790)	(9,313)	-	-
Swimming Pool	(17,576)	(18,707)	(3,148)	0
Landscape	(87,961)	(79,291)	(28,107)	0
Irrigation System	(7,831)	(8,179)	-	-
Subtotal, Net P&L	43,448	51,256	(9,680)	23,375
Change in Accruals	(10,104)	(5,254)	(150)	(150)
Adjust Ppd Insur	-	188	-	-
WriteOff, Allowance for Doubtful Accts	-	(11)	-	-
Interfund Balance Changes	(31,255)	(7,372)	31,255	7,372
Adjust Unearned Assessments	-	-	-	(1,823)
Ending Cash Balance as of September 30	139,008	171,919	150,289	128,827

First nine months of 2014 vs. first nine months 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, the most significant difference is the large amount spent for landscaping. A long term, capital improvement to the North Berm on Oleson road was made and \$18,932 was spent on the plants & trees for that area. The pathways were repaired for \$3,175. Drainage maintenance for \$6,000 was charged to the Capital Fund. Landscape expense in the Operating Fund was \$8,670 more than last year. These expenditures were included in the budgeted amounts for 2014. 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 \$18,816 which are due from one homeowner. The board engaged attorneys to collect the outstanding amount from this homeowner. The total cash balance for both funds decreased from September 30, 2013 to September 30, 2014 by \$11,449.