

Arbor Ridge Homeowners Association

President's 2024 Report

Introduction

Thank you for attending our Homeowner's Annual Meeting. The purpose of the meeting is to inform Arbor Ridge homeowners about HOA activities during this current year and possible HOA projects for 2025. You also have an opportunity to comment. I wrote this report and will briefly present it, but it reflects the work of the whole group of people who serve on your HOA Board of Directors.

Current Board Members, Terms - 2 Positions Open for Election

These are the current HOA Board of Directors. There are 2 total positions open for election.

Board of Directors - 7 total positions 2 positions open for election this year

Joe Lopez - President
Kay Syravong - Vice President - open position
Todd Behunin - Secretary
Mike Farris - Treasurer - open position
Jenny Krems - Director
Daryl Stewman - Director
Mary Johnson - Director

2024 Budgets

The Main and Cottage homes budgets are doing well. The HOA Board continues to carefully review expenditures to stay within budget amounts and to make sure costs are correct and reasonable.

One improvement on budgeting and spending which we are continuing is properly charging items to the Reserve funds. We do this for irrigation repairs and other items such as tree work, etc. This continues to reduce pressures on operating funds and allows expenses to stay within budgeted amounts.

We reported before that water for irrigation is a big expense. Expenditure reporting shows us actual monthly expenditures for water which helps us track this. The consistent watering schedule that our landscape company uses is a key factor helping manage this expense. Installing drought resistant plants is helping. Also, most important, we are constantly exploring new conservation ideas.

We also have increased charges from our management company, AMS, and our landscape company to contend with.

2025 Budgets Overview

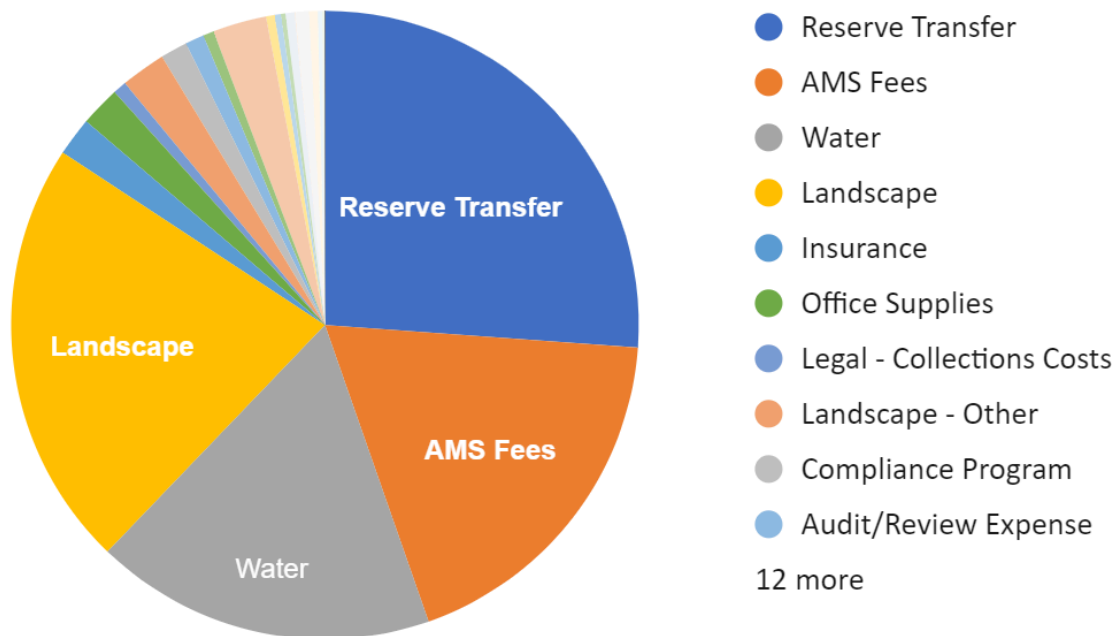
Our continued careful management makes it possible to have only minor or no assessment increases for 2025. We carefully review expenditures and make sure our project spending is reasonable by getting multiple contractor bids. Everyone these days is feeling inflation pressures but at least our HOA is controlling your assessment charges.

January Assessment for All Homes- The annual January 1 assessment for all homes will be \$380 an increase of only \$8. This is due to careful management of finances.

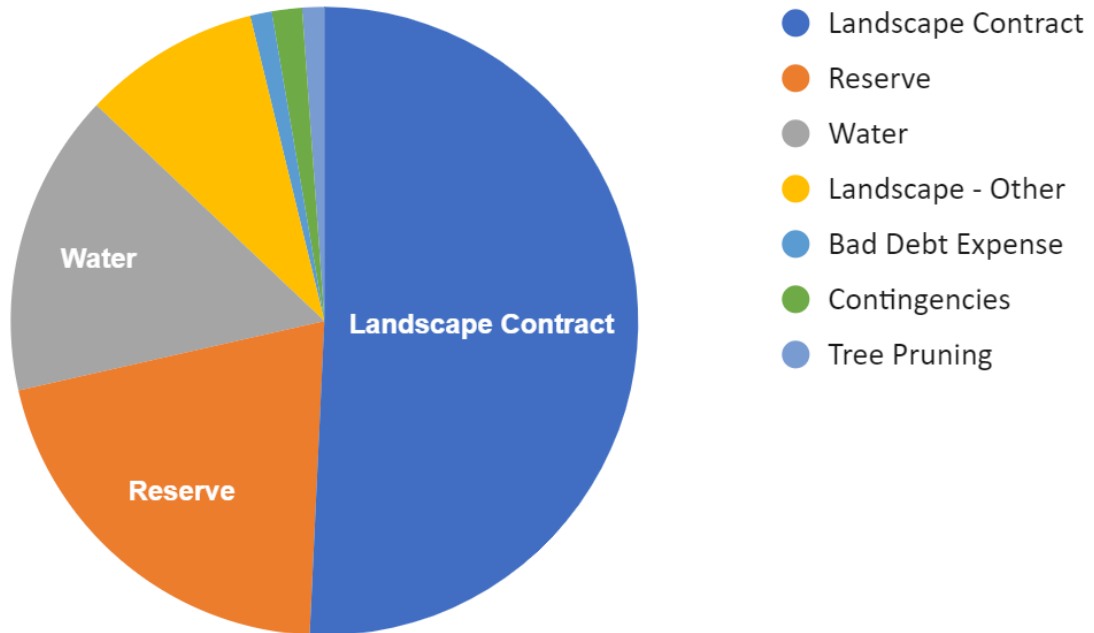
Semi-Annual Assessments for Cottage Homes -The Cottage twice a year assessments will stay the same at \$265. Cottage homes also pay the \$380 annual assessment for a total HOA annual bill of \$910. Again, good financial management and water conservation makes this possible. Also, it is important to note that Cottage assessments should not be increasing at this time because the Cottage operating fund balance (\$362,239) far exceeds the Cottage annual budget (\$160,263). Money in the bank is more than twice the annual budget.

The major cost categories for each budget are shown in the charts below.

Main Budget - 2025 Major Expenses



Cottage Budget - 2025 Expenses



The HOA board will continue to make sure all Arbor Ridge needs are met, search for cost saving opportunities, and work to have financial management be the best it can be.

Reserve Funds

Reserve Funds of the HOA are used to save and pay for longer term projects. Annual Reserve Fund studies were conducted to assess the status of these funds. Both Main and Cottage Reserve Funds were determined to be in good standing.

Recently, the Board renewed our contract with the firm Reserve Study Update, LLC to perform annual Reserve Studies for both Cottage and Main/Commons areas. This will make sure we have an independent assessment of the conditions of these funds and adequate reserves to pay for long term expenses. Balances fluctuate depending on the status of funding reserve projects.

Current balances for the Reserve Funds are:

Main/Commons - \$324,329

Cottage - \$69,865

2024 Initiatives and Projects

Tree Removal and Tree Trimming - West Union

Arborists identified old trees which needed to be removed and others which needed to be trimmed along West Union. This fixed the problem of overhanging branches which were near adjacent homes. Also, this will remove tree branches that are hanging over into West Union auto traffic lanes.

Turf Conversions

Some turf conversion projects were completed. This removed grass where grass does not do well due to massive tree roots. Water conserving dark fir bark dust was applied in these areas.

Trees Planted in Cottage Home Areas

Fourteen paperbark maple trees were planted in the Cottage homes area to replace trees previously removed. This type of tree is drought resistant and does not produce large roots which can damage sidewalks.

Plants for Triangle Areas in Cottage Homes

Additional attractive, drought resistant plants will be installed in the barren spots in the Cottage home areas. Typically, these are triangle shaped places where plants would be an improvement.

Window Air Conditioners

A new resolution was adopted to clarify the type of A/Cs allowed and the process for installation and removal.

Lawn/Turf Landscape Maintenance - Aeration and Weed/Pest Control

Aeration and crane fly, pre-emergent weed, crabgrass treatments are being done by Pacific Landscape to promote healthy lawns. It is an effective way to make irrigation work well, keep lawns looking good and able to survive the dry summer heat.

Arborvitae Problem is Challenging

Arborvitae are normally described as fast-growing, easy-to-care for evergreen trees. You see these behind the white fences in our community along West Union and Laidlaw.

Unfortunately, in recent years, due to a changing climate which is bringing rapidly warming temperatures and dry weather, arborvitae are not very healthy in many spots. A lot of the ones we replaced have died. We recently replaced our old drip lines with new ones but that has not helped enough.

Trip Hazards on Common Area Sidewalks

The Board took action to fix some major sidewalk cracks along NW Laidlaw. This will remove trip hazards for pedestrians.

Tree Planting on NW Laidlaw

New trees will be planted along NW Laidlaw. This fills in some gaps caused by recent dead tree removals.

New Good Neighbor Fence Guidelines

New guidelines were adopted for homeowners who have a black fence in their backyard and arborvitae which are dying and not providing adequate privacy. This resolves the problem of difficult fence installation due to the black fence.

Social Activities

Once again, our Arbor Ridge HOA made a contribution to support the annual 4th of July celebration hosted by our neighboring Charlais community.

This growing event is held every year at John Marty Park right next to Arbor Ridge homes. Everyone in Arbor Ridge is welcome to attend this family friendly event that includes a parade, free snacks, watermelon and pie eating contests..

You can go and test your hot dog and pie eating skills if you want.

Privacy Fence Option to Possibly Replace Arborvitae

To preserve attractiveness, protect home privacy, and fix the problem of dying arborvitae, the Board will be investigating the feasibility of installing a brick or other type fence along West Union and Laidlaw. Arborvitae are not doing well. Our HOA has spent thousands of dollars replacing arborvitae. However, as I mentioned, they are not surviving the dry heat conditions.

We will look at a variety of fence options - brick, multicolor brick, brick with columns, wood, and others. Costs are expected to be high so it would only be funded as a multilayer Reserve Fund project. However, there would be major cost savings due to no more arborvitae expenses, no irrigation required, and no need to maintain the current white fence.

It is expected that it will take many months to complete the research on the feasibility of this.

No Board action will be taken without full transparency for all Arbor Ridge homeowners, especially those with homes adjacent to the areas (Laidlaw and West Union). All homeowners will have ample opportunity to view fence designs and the costs involved. The results of the study may find that a fence is not a good idea.

2025 Possible Projects and Initiatives

- Wireless and sensor based watering upgrades for the irrigation system
- Tree removal and replanting in the Cottage homes
- Beautification and enhancement projects fundable due to good management
- Barkdust applications
- Review compliance management to determine the need to increase enforcement on Covenants, Conditions, and Restrictions (CC&Rs)
- Other issues and projects suggested by homeowners and HOA Board Members

Architectural Review Committee (ARC)

Our ARC Board continues to review all Architectural Review Forms applications submitted by homeowners. The objective of the review process is to promote consistent, high quality neighborhood appearance. The process is based on Arbor Ridge Homeowners Association Covenants, Conditions, and Restrictions (CC&Rs) and our Bylaws. The information can be reviewed at our management company's website under Owner Documents:

https://caliber.ams-nw.com:9002/CaliberWeb2_AMSNorthwest

Conclusion

In conclusion, your input is very important. You are encouraged to present your concerns at Annual Meetings, at HOA Board meetings, and to the AMS HOA management company.

Our HOA Board will continue to make every effort to manage the Homeowners Association in a responsible way for maintaining a high quality, attractive, and safe Arbor Ridge community.

We will try to make decisions that satisfy the majority of homeowners. However, in some cases we will not be able to always please all homeowners.

Contacts List - Reporting Community Problems

At the end of this report is a list of reminders and a contact list you can use to report problems in our community. Our HOA organization can respond to some problems but other situations are out of our jurisdiction.

Thank you.

Joe Lopez, Board President

Arbor Ridge Homeowners Association

Before you make any major changes to your landscaping or exterior, you must submit an Architectural Review form for approval. The forms can be found at our HOA Arbor

Ridge website under Documents:

<https://www.arborridgeonline.com/>

Contact List for Arbor Ridge Residents

The Arbor Ridge HOA and our AMS management company are available to help with enforcement of HOA rules. However, the HOA cannot enforce laws under the jurisdiction of the Sheriff or Washington County. Here are phone numbers you can call to report rules or law violations to keep our neighborhood safe and as a beautiful place to live.

Washington County Sheriff Non-Emergency Dispatch - (503) 629-0111

Abandoned cars. Excessive loud music or loud night parties that disturb neighbors. Illegally parked cars: blocking sidewalks, parked the wrong direction, no parking areas. Speeding, not stopping at stop signs, texting while driving, littering.

Washington County Animal Services - (503) 846-7041

Dogs walked without leashes or running loose without leashes. Loud, continuous barking dogs.

Tualatin Hills Park and Recreation District (THPRD) - (971) 246-0169

Dogs without leashes or running loose without leashes on THPRD trails/parks. Other problems at THPRD trails/parks.

Broken PG&E Streetlight - Outages

Easy to use link to report a broken or not working streetlight.

<https://portlandgeneral.com/outages-safety/report-a-streetlight-problem>

Association Management Services (Arbor Ridge HOA) - (503) 598-0552 Enforcement of Covenants, Conditions, and Restrictions (CC&Rs) - Examples:

trash cans must be stored out of view - for collection placed in the street only the day before or the day of collection and removed by the end of the collection day

lots must be clean and attractive condition and free of clutter and trash

no campers, boats, trailers, motorcycles, recreation vehicles on property or on streets

lawns and trees must be kept in good condition (Cottage homes maintained by landscape company)