

ARBOR RIDGE

HOME OWNERS ASSOCIATION NEWSLETTER

August 2006
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www.ArborRidgeOnline.com

We Have a Web Site

Arbor Ridge has a web site please take some time to check it out. The web site can be found at www.ArborRidgeOnline.com. We have put together a collection of useful items and resources for your use and reference. We hope this gives our community a communication tool and resource not only to keep informed of your HOA activity but to all provide a way for the community to work together.

You will find the Agenda for the Board Meetings, Minutes from the Board Meetings, Forms for Architectural Review, and documents such as the Covenants Conditions and Restrictions (CC & R).

There is a variety of things that we thought might be helpful for the community. Please feel free to provide input by attending the monthly board meeting or by emailing us at info.hoa@ArborRidgeOnline.com. We value your input as it is your input that will make this community a great one.

Yard Care

Spring is here and summer is around the corner. Please help keep our neighborhood looking like the best neighborhood around.

If you are planning changes to your yard or house exterior you are required by the CC & R's to fill out an Architectural Review Form and to send it in the Northwest Community Management (NWCM) so it can be reviewed before you start your project.

You need to allow 30 days for the Committee to review your application so plan ahead. If you have any questions please contact NWCM. You can find the forms on our web site.

Here are a few things to check for your yard.

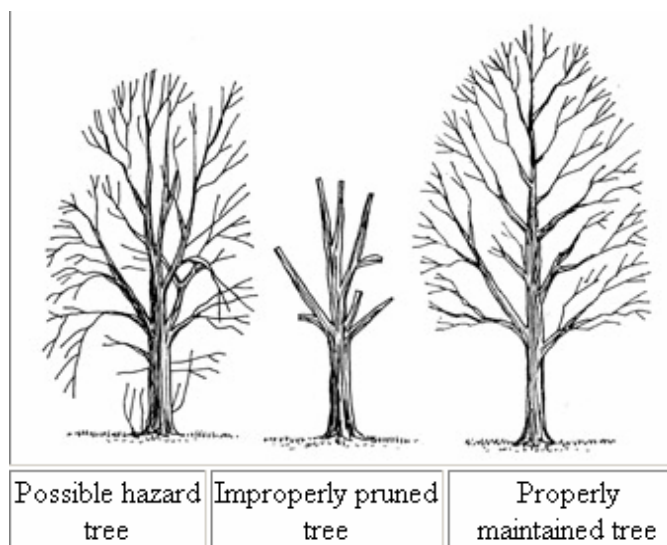
1. Street Trees should by now have the wooden stakes removed. These were only needed when the trees were young. Please remove them if you have not.
2. Keep your lawn mowed, weeds pulled and yard debris picked up. You need to make sure to keep

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it fed with fertilizer and water your lawn so it does not dry out. A properly cared for lawn requires very low maintenance. A resourceful web site on lawn care is available at www.allaboutlawns.com

3. Tree trimming should be done also if this has not been done already. This is done in the cottages and common areas by the landscape crew because the HOA dues cover those areas. If you live in the larger homes you will need to trim them. Keep in mind if you trim the lower branches the upper branches will get stronger and broader. Pruning those low branches out will open up the side walk for people and kids to walk by and play.



Board Positions and Committees Open

We currently have two open Board Positions. If interested please click contact NWCM (info at the end of the newsletter), email us at info.hoa@ArborRidgeOnline.com or attend the Next HOA meeting.

We also have open spots for various committees. We are looking for people to be involved in the Neighborhood watch, Newsletter, Social and Architectural Review committees. We are also looking for someone with bookkeeping or accounting experience to help with the finances. Please Contact NWCM, Email us or attend the next meeting.

Involvement is typically no more than an hour a week. You get help with the community you live in and make a difference.

"You should park your vehicles in your garage or driveway to leave open spaces in the street for guests"

Our Streets

Parking on the streets in Arbor Ridge has been an issue and common complaint among the community. The CC & R's do not allow for the following:

1. Parking of Boats, Trailers or RV's in the street or driveway in excess of 48hrs is a violation of the CC & R's and you can be fined or have your vehicle towed.
2. Tow away zones are clearly marked in our neighborhood and should be free of vehicles at all times. These areas are not to be parked in to allow sufficient room for vehicles to move around corners keeps fire hydrants clear and allows visibility of children while they play. Please respect these zones and let your friends and family know not to park there. Vehicles can be towed if found in these zones.
3. Speeding has also become an issue in our neighborhood. Children are playing and our streets are narrow. It is the law to keep your speed down to 25 mph in the neighborhood. Please report offenders when you see them. You

can do this anonymously via the Washington County Sheriff's web site.

<http://www.co.washington.or.us/sheriff/investig/rprtcrim.htm>

Following these simple rules will help keep our neighborhood safe. If you are interested in being on the Neighborhood watch committee we would love your involvement. An involved community is a safe community. Please Contact NWCM, Email us or attend a monthly Board Meeting.

Northwest Community Management (NWCM)
P.O. Box 23099 Tigard, OR 97281
Phone / Fax
(503) 670-8111 / (503) 670-0775

E-Mail:

info@NWCommunity.com

Community Manager: Kitty Buntin

Vinyl Siding Care

Although durable and low maintenance, vinyl siding does need attention from time to time. So, how do you clean and care for vinyl siding, or even repair it if necessary?

From time to time vinyl should be washed to eliminate dirt, dust, grass stains, mold or mildew. It's best to wash vinyl siding with a soft cloth or bristle brush. Start at the bottom of the house and work up to avoid streaking. Never aim water upward as it may collect, leak later and cause rot and decay. Always consult with the manufacturer before painting vinyl siding as this may void your warranty.

The following suggestions are more or less optional, but if you'd like to keep your siding looking good for as long as possible, it's well worth adhering to a few simple dos and don'ts.

Once a year, have your siding washed. You can invest an hour or two in rinsing every bit of the siding with a garden hose to get rid of dust and dirt, or hire a company to power wash the siding. If allowed to accumulate year after year, the siding will eventually begin to look distinctly grimy and won't come clean unless scrubbed.

Although vinyl siding doesn't cause wood rot, it may conceal moisture-related problems from another source. If a leak is hidden behind the vinyl siding -- which is itself impervious to decay -- it may go unnoticed for a long time. Investigate any suspicious streaking or staining that appears on the vinyl itself or on the exposed foundation wall beneath, either of which may warn of hidden trouble. Because the nails or screws that secure the siding to the wall lose their holding power in rotted wood, loose areas of siding are another warning sign.

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Vinyl doesn't dent but it can crack or break, especially when rendered brittle by cold weather. Replace any damaged sections as soon as you can. You can patch small cracks and replace larger areas. However, siding fades with time, so the patch or replacement piece may not be a perfect color match. Last but not least, if you don't have time to take care of your vinyl siding, look in the yellow pages under Pressure Washing and get a professional to clean your siding.

Trim on the House, is it getting chipped, dirty, moldy then its time to re-paint and why not do it after the Pressure Washing and spruce your house up at one time. Remember, keep the same colors on the trim or you will need to submit an Architectural Review form before you can change it.

We're on the Web!

Visit us at:

www.ArborRidgeOnline.com

Did You Know?

Did you know?

- Our CC & R's were written to keep and preserve the integrity of our neighborhoods. Each Homeowner has received a copy at Title Signing of their home. You should be familiar with them and refer to them.

Did you know?

- Section A, article 7 of our CC & R's contains important information regarding the parking of vehicles, trailers and boats.

Did you know?

- Our Board of Directors has been receiving numerous complaints from homeowners about vehicles not conforming to our parking regulations.

Did you know?

- In an effort to remedy this situation, our Board has formed a committee to help enforce this issue. This committee has been established to cite and record vehicles that in violation of our parking ordinances. If your vehicle(s) is cited, you will be liable for towing costs and fines.

Did you know?

- The board and NWCM also receives numerous complaints on the following items; Yards not being kept up to community standards, Garbage & Recycling cans left out all week long, Christmas lights still up and changes to property (including landscaping, construction and changes to exterior homes).

Did you know?

- Any change to your property exterior including landscaping, fencing, painting and construction needs to be submitted 30 days in advance of change via the ARC Form (found on our web site) and sent to NWCM so the Architectural Review Committee (ARC) can review your application. No construction or changes should occur until your application has been reviewed.

Did you know?

- If you see a street light out in the neighborhood, report it to PGE @ 503-228-6322. Before you call, look at the silver placard on the pole and look at the cross streets of where the pole is located. The placard identifies the poles location, so write the information down and have it before you call to report the street light out. PGE is very responsive to maintaining the lights in our neighborhood.

PLEASE read and abide by our CC & R's.

- Our CC & R's were written to keep and preserve the integrity of our neighborhoods. If each one of us takes time to remember why we moved here and what we want in a community, take the time to keep your lot looking nice. It doesn't take much time for one house to get run down and then another and before you know it, this is not the community we came to be part of. Be proud of your neighborhood and take pride your in property because this is an investment that we are all part of and Its an investment that can only grow in value if we take care of our property and our community.

What is happening

HOA Board Meetings

August 28th @ 7pm

Somerset Christian Church

September 25th @ 7pm

Somerset Christian Church

October 23rd @ 7pm

Somerset Christian Church

November 27th @ 7pm

Somerset Christian Church

Dec TBA Due To Holidays

Somerset Christian Church

Summer Ice Cream Social

August 12, 2006 2:30pm - 4:30pm

Please Visit our web site for more information.

If you are Interested Please Join our Social Committee by emailing Cathy.Parson@ArborRidgeOnline.com

A caption is a sentence describing a picture or graphic.

“To catch the reader’s attention, place an interesting sentence or quote from the story here.”