

Arbor Ridge

Home Owners Association Newsletter

August 2007
Volume 2007, Issue 2



www.ArborRidgeOnline.com

Annual Arbor Ridge Ice Cream Social



Arbor Ridge Home Owners
Mark your calendars now!

WHEN: SATURDAY AUGUST 25, 2007

TIME: 2:00 - 4:30PM

WHERE: GEORGE OTTEN PARK, located at the corner of NW Laidlaw and NW Emerald Canyon Dr.

Thank you **Showplace Landscaping** for showing their support by sponsoring the Ice Cream Social.

In addition, we have invited the following people to join us:

- Oak Hills Fire Station #68** - will conduct fire engine tours for the kids.
- Washington County Police Dept** - Doreen will be bringing by some canine units and motorcycles to show you how to prevent crimes in our neighborhood.
- Garlic Jim's** - will be bringing by some special treats for all to enjoy.
- The Bethany Athletic Club** - will be available with info and something for the kids.
- Dinners Ready** from the Bethany Village - will make available a face painter and refreshments.
- PLUS** other guests you will enjoy!

Kids remind your parents to share with our neighbors by reminding them to enjoy ONE ice cream so we have enough for everybody.

Would your business like to participate with the ice cream social and be part of the day? If so, contact the Ice Cream Social Chair, Cathy @ Info.Hoa@ArborRidgeOnline.com

New Architectural Review Form

We have a new Architectural Review form also know as an ARC Form. In order to make sure any exterior home improvements are completed in a timely fashion please begin using the new form located on our web site (<http://www.arborridgeonline.com/forms.asp>). If you do not have an internet connection please contact The Management Group for one.

New Meeting Signage

New Signs have been purchased to announce when the Home Owners Board meeting's will take place. These signs will be placed out around Friday before the Monday Meeting in strategic intersections around the neighborhood. We will no longer be placing reminders on the mailboxes.

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Street Trees and Care

As trees mature in front of your homes, an alarming number of over grown branches are creating hazardous in our neighborhood in the street and on our sidewalks. Tree maintenance is part of every property owners' responsibility. If you live in a Cottage home and pay the Annual Landscape Maintenance, the Landscape company Showplace will trim your tree properly.

Tree limbs and debris which clutters the street or sidewalk, compromise roadway structures, public safety, aesthetics and the structural integrity of the tree should be cut back. This is to allow vertical clearance for pedestrians on the sidewalk all the way up to large equipment such as moving trucks and garbage trucks on the street. This involves cutting the tree back to the extent the hazard is eliminated.

Any sidewalk, planting strip, alley, street, or pathway that is dedicated to public is considered "public right of way." The right of way maintenance is the responsibility of the property owner. This includes all right of way abutting the home, even if it is a planter strip separated from your yard by a sidewalk, even if the vegetation is behind your fence. A homeowner can be held legally liable for any injuries to pedestrians or vehicles.

Make cuts as close as possible to the tree trunk but outside the branch bark ridge so that the stem tissue is not injured and the wound can heal in the shortest time possible.

There are plenty of resources on the internet, HGTV and book stores for proper Tree care. If you are unsure of what you are doing check one of those resources or maybe with a neighbor that has trimmed their trees for advice.

Do you have a Newsletter or Web Site Idea? We would love to hear from you. Email the HOA Board @ Info.Hoa@ArborRidgeOnline.com

President's Letter

In September I will be stepping down as President of the Arbor Ridge HOA. It has been both a challenging and satisfying experience. Several things have been accomplished and yet there are still much more to address.

We all live in a beautiful community which draws positive comments from Realtors and the general public who visit us. From our tree lined streets to our well manicured yards, in the Cottage Collection, we present well to the public. However in spite of this, we all need to take personal responsibility to assure that our beautiful community remains that way.

I have been on the board for the past four years and know well that from the 575 homes we have in our association only a hand full of people ever come to any of the association board meetings. More involvement from our homeowners is needed to assure our organization remains in place and strong. We recently purchased meeting signs which are put out prior to the monthly meetings to notify homeowners of the meeting. June was our first meeting since the signs were used and already the attendance has increased. However, it remains very low with less than 2% attending. We really need to have 10-15% attendance to build community.

September will be our annual meeting where we need 25% attendance to meet the statutes of the association By-Laws regarding a quorum. In the history of the association, which officially began in 2002, we have not met the 143 homeowners (25%) number. This year it would be wonderful to finally achieve this. We will be offering door prizes in hope that we can get more homeowners to attend. The door prizes will be a variety of certificates to local businesses in the Bethany area. I would like to thank all the members of the board, who have given freely of their time. One of the most important actions that the board took during my tenure was to seek a new management company. I would like to personally thank Mike Farris (board member) and Tom Weyenberg (homeowner) for their commitment and talent that helped to make the search successful. It is my experience, as well as other homeowners, that our selection was successful.

The HOA can not manage the association by itself. A strong and pro-active management company is needed and we believe we found that with The Management Group. Please feel free to contact them with any and all of your concerns.

When you have concerns there are three simple actions that you can take to help your homeowner's association board be more effective. They are as follows:

Contact TMG to report problems & concerns or to seek direction, 503-598-0552.

Obtain information from our website, ArborRidgeOnline.com

We're on the Web!

Visit us at:

www.ArborRidgeOnline.com

Attend a board meeting held on the 4th Monday of each month (except for July which is on the 5th Monday.) Look for the signs posted through out the community.

Though I will be stepping down, I will not be dropping out. I have learned well that to assure a strong association and a safe and livable community I will need to remain involved. That will mean attending meetings each month and keeping my eyes and ears open within my neighborhood and reporting concerns if or when they arise.

I look forward to seeing you all at the September meeting. Let's make it happen this year. Let's meet and even surpass the 25% attendance required for a quorum.

Mary Davidson
President, Arbor Ridge HOA

Neighborhood Watch

We need your help!

You are very important to the success of our Neighborhood Watch Program. Please contact Tom Weyenberg to join the team. Tom's phone number is 503-629-8393. He can be reached by email at watch@ArborRidgeOnline.com.



Your Neighbor's Yard

A home starts to look run down when our neighbors do not have the time to keep things up. Haven't you seen the grass in the front or backyard become overgrown or under watered?

We are all busy and must find the place within us not to be too busy to let the values of our neighborhood homes drop. In addition, many homes change hands each month and this means homes are left unattended. Let's watch out for everyone's property in our neighborhood.

Take an active part to avoid the run down look in our neighborhood. When things appear to getting out of control take time to talk to your neighbor, lend him a helping hand by offering your mower or your hose to water. If your not comfortable talking to your neighbor, just call or email the people we have hired to keep our neighborhood in shape.

Cut out and keep on your fridge!!

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Dehydration and Heat Stroke

Dehydration and heat stroke are two very common heat-related diseases that can be life-threatening if left untreated.

What is dehydration?

Dehydration can be a serious heat-related disease, as well as being a dangerous side-effect of diarrhea, vomiting and fever. Children and persons over 60 are particularly susceptible to dehydration.

What causes dehydration?

Under normal conditions, we all lose body water daily through sweat, tears, urine and stool. In a healthy person, this water is replaced by drinking fluids and eating foods that contain water. When a person becomes so sick with fever, diarrhea, or vomiting or if an individual is overexposed to the sun, dehydration occurs. This is caused when the body loses water content and essential body salts such as sodium, potassium, calcium bicarbonate and phosphate. Occasionally, dehydration can be caused by drugs, such as diuretics, which deplete body fluids and electrolytes. Whatever the cause, dehydration should be treated as soon as possible.

What are the symptoms of dehydration?

The following are the most common symptoms of dehydration, although each individual may experience symptoms differently.

Symptoms may include:

Thirst, less-frequent urination, dry skin, fatigue, light-headedness, dizziness, confusion, dry mouth and mucous membranes, increased heart rate and breathing

In children, additional symptoms may include:

Dry mouth and tongue, no tears when crying, no wet diapers for more than 3 hours, sunken abdomen, eyes or cheeks, high fever, listlessness, irritability, skin that does not flatten when pinched and released.

Treatment for dehydration:

If caught early, dehydration can often be treated at home under a physician's guidance. In children, directions for giving food and fluids will differ according to the cause of the dehydration, so it is important to consult your pediatrician. In cases of mild dehydration, simple dehydration is recommended by drinking fluids. Many sports drinks on the market effectively restore body fluids, electrolytes, and salt balance. For moderate dehydration, intravenous fluids may be required, although if caught early enough, simple rehydration may be effective. Cases of serious dehydration should be treated as a medical emergency, and hospitalization, along with intravenous fluids, is necessary. Immediate action should be taken.

Precautionary measures to avoid dehydration:

Drink plenty of fluids, especially when working or playing in the sun. Make sure you are taking in more fluid than you are losing. Try to schedule physical outdoor activities for the cooler parts of the day. Drink appropriate sports drinks to help maintain electrolyte balance. For infants and young children, solutions like Pedialyte will help maintain electrolyte balance during illness or heat exposure. Do not try to make fluid and salt solutions at home for children.

What is heat stroke?

Heat stroke is the most severe form of heat illness and is a life-threatening emergency. It is the result of long,

extreme exposure to the sun, in which a person does not sweat enough to lower body temperature. The elderly, infants, persons who work outdoors and those on certain types of medications are most susceptible to heat stroke. It is a condition that develops rapidly and requires immediate medical treatment.

What causes heat stroke?

Our bodies produce a tremendous amount of internal heat and we normally cool ourselves by sweating and radiating heat through the skin. However, in certain circumstances, such as extreme heat, high humidity or vigorous activity in the hot sun, this cooling system may begin to fail, allowing heat to build up to dangerous levels. If a person becomes dehydrated and can not sweat enough to cool their body, their internal temperature may rise to dangerously high levels, causing heat stroke.

What are the symptoms of heat stroke?

The following are the most common symptoms of heat stroke, although each individual may experience symptoms differently.

Symptoms may include:

Headache, dizziness, disorientation, agitation or confusion, sluggishness or fatigue, seizure, hot dry skin that is flushed but not sweaty, a high body temperature, loss of consciousness, rapid heart beat, hallucinations

How is heat stroke treated?

It is important for the person to be treated immediately as heat stroke can cause permanent damage or death. There are some immediate first aid measures you can take while waiting for help to arrive. Get the person indoors. Remove clothing and gently apply cool water to the skin followed by fanning to stimulate sweating. Apply ice packs to the groin and armpits. Have the person lie down in a cool area with their feet slightly elevated. Intravenous fluids are often necessary to compensate for fluid or electrolyte loss. Bed rest is generally advised and body temperature may fluctuate abnormally for weeks after heat stroke.

How can heat stroke be prevented?

There are precautions that can help protect you against the adverse effects of heat stroke.

These include:

Drink plenty of fluids during outdoor activities, especially on hot days. Water and sports drinks are the drinks of choice; avoid tea, coffee, soda and alcohol as these can lead to dehydration. Wear lightweight, tightly woven, loose-fitting clothing in light colors.

Schedule vigorous activity and sports for cooler times of the day. Protect yourself from the sun by wearing a hat, sunglasses and using an umbrella. Increase time spent outdoors gradually to get your body used to the heat. During outdoor activities, take frequent drink breaks and mist yourself with a spray bottle to avoid becoming overheated. Try to spend as much time indoors as possible on very hot and humid days. If you live in a hot climate and have a chronic condition, talk to your physician about extra precautions you can take to protect yourself against heat stroke.

Did You Know?

Did you know?

- There is a GE Dishwasher recall that may effect some home owners. Please refer to this web site for more information ... <http://www.cpsc.gov/cpsc/pub/prerel/prhtml07/07190.html>

Did you know?

- All Newsletters, Meeting Agendas, Meeting Minutes and important documents are posted on our Web Site.

Did you know?

- TMG and the Board of Directors have been receiving numerous complaints from homeowners about vehicles not conforming to our parking regulations. Please park your vehicles in your garage or driveway.

Did you know?

- Please Drive Safe in the Neighborhood. Arbor Ridge is full of children playing others using our neighbor hood for play and exercise. The Streets are narrow and sometime people can not be seen. Parking your cars in the garage and driveway helps free up the visibility of kids playing in the street. Please watch out for our Kids!

Did you know?

- The board and the Management Company receive 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).

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

July 30 th 2007	7pm	Somerset Christian Church
August 27 th 2007	7pm	Somerset Christian Church
September 24 th 2007 (Annual Election)	7pm	Somerset Christian Church
October 22 nd 2007	7pm	Somerset Christian Church

Management Change

January 1 st 2007		The Management Group began servicing the association
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Annual Ice Cream Social

August 25 th 2007	2pm - 4:30pm	GEORGE OTTEN PARK
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Other Dates

December 2007	TBA	Holiday Light Contest
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Neighborhood Watch Program

TBA ... Please Watch Web Site		Initial Organizational Meeting
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Please Visit our web site for more information.

If you are Interested Please Join a Committee by emailing Info.Hoa@ArborRidgeOnline.com or attending a board meeting.