

Arbor Ridge

Home Owners Association Newsletter

August 2010
Volume 2010, Issue 2

www.ArborRidgeOnline.com

Ice Cream Social!

Our annual Arbor Ridge Ice Cream Social sponsored by Showplace Landscaping is scheduled.

At: the George Otten Park

On: Saturday, August 21st from 2:00 - 4:30pm

Come and bring the family to enjoy:

Ice Cream Truck

Park and Recreation Mobile for face painting and games

Washington Crime Prevention Unit to provide valuable knowledge

TV Fire and Rescue Truck for kids to climb on

The board is requesting in order to keep this events going and others throughout the year we need more volunteers. Going forward this will be the last event unless we have some volunteers from the community to participate. We encourage people to stop by the boards table and sign up.



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A request from the community

As a member of the board I volunteer my time to participate helping keep the community to operate as smoothly as possible. It's not a lot of time but it is of value to me. I made the choice to take a small slice of my time for the community I live in. We have over 550 homes in this community and I find that spending a little time working in the home owners association is both rewarding and satisfying to me. Since I have been part of the HOA board this last couple of years I've noticed that the same people for the most part are participating.

Please consider attending the board meetings in the future they happen quarterly. We will have our next meeting Sept. 27th at Somerset Christian Church on Bronson near Bethany Blvd.

Thank you John M.

Annual Election and Proxy Forms

It is really important that if you can not attend the annual meeting that you send the proxy form back in the postage paid envelope. Last year it took three mailings and meetings to get a quorum of Home Owners in order to move forward with day to day business. These extra mailing cost you as Home Owners \$700 per a mailing.

We would really like to see the Home Owners attend the Annual Meeting so that you can have input on the members of the Board, find out what is occurring in your neighborhood and provide feedback as an Arbor Ridge Home Owner.

If you are interested in running for a Board Position please contact Lynda DuLong at The Management Group (see the contacts page).

We are also looking for people to be involved with the Social Committee, Neighborhood Watch Committee, Architectural Review Committee, Newsletter Committee and Landscape Committee. Please let us know by emailing us, contacting Lynda Dulong or attending the Annual Meeting.

If you have any questions about the Annual Meeting please contact Lynda DuLong at The Management Group.

For any construction, home repairs, power washing, painting or landscaping needs.

Please call on our new neighbor Bernie at 503-858-0767.

Trash, Yard and Recycle Cans

This year we are in full swing of watching Trash, Recycle, Yard Debris Cans and red bins in driveways and the street, or the front porch.

Each homeowner has signed and accepted the CC&R's when we purchased our homes in order to keep our homes in top notch standing condition.

Trash cans and bins may be place in the street late in the afternoon before pickup. They are to be returned to the side of your house after pick up by end of day. Letters will be issued and fines imposed when trash cans and bins are left in the street or in your driveway the day after pickup.

Home appearance: Remember that your grass, shrubs, and trees need fertilizer and water to keep them healthy and looking good. Shrubs and trees may have grown beyond their intended neat appearance or exceeded safety considerations. You may trim them yourself or hire someone to do it for you. Please attend to any weeds by pulling them or by application of a fertilizer that stops weeds from growing. Weekly mowing and trimming of lawns will avoid non-compliance issues.

Visit us at:

www.ArborRidgeOnline.com

Get Involved:**Lawns and Run Down Homes:**

When lawns and outdoor trim has shown little or no attention or concern from the homeowner - please send an email Lynda Dulong @TMGNorthwest.com

Provide the address number, street name along with the issue at hand.

Your neighbor will receive a reminder letter to correct. Remember: One house who does not keep up the look of the neighborhood will eventually ruin the entire neighborhood. Let's keep our neighborhood where we want to stay and keep our home values up. Lets watch out for each other.

Street Lights Out by your home:

1. Get the info off the Pole - there is a silver emblem which provides the location and Pole number
2. Call Portland GE @503-228-6322
3. Go to the Website @ <http://www.pge.com/myhome/customer-service/contact/streetlight/>

Visit us at:

www.ArborRidgeOnline.com

Newspapers

If your going on vacation or do not want the Food edition paper left in your driveway you can call the Oregonian circulation desk and request a vacation hold or stop getting the newspaper/food edition by calling 503-221-8240



Cut out and keep on your fridge!!

The Management Group (TMG)
 15350 SW Sequoia Pkwy, Suite 200
 Portland, Oregon 97224
Phone / Fax
 (503) 598-0552 / (503) 598-0554

E-Mail:

Lynda.Dulong@TmgNorthwest.com

Community Manager: Lynda Dulong

Web Site Documents

On our web site there are several Documents that you will find for reference and that you may need. Please make sure to always go to the web site for updated forms. We are constantly updating the documents and adding new ones that you might need. Please let us know if there is something you are looking for by emailing us @ Info.Hoa@ArborRidgeOnline.com

<http://www.arborridgeonline.com/forms/documents/>

Or go to the Web Site and Look for **Documents** under the **Forms & Documents** Menu

Cottage Homes

- Cottage Homes Landscape Maintenance

Resolutions

- Audit Review Resolution
- Collection Resolution

Home Owner Letter Examples

- Friendly Reminder

This is a friendly reminder that a rule (CCR) has been violated. Please correct it within 14 days. If you disagree with the violation, fill out the included response form and send it back to TMG.

- Notice To Correct

Similar to first letter however slightly more stern. This is a notice to you that you must correct the violation that you had previously been warned about (via Friendly Reminder). If you don't correct it, you will be subject to a fine.

- Fine Notice

A fine has been added to your account. You failed to respond to the first two letters, nor did you remedy the violation.

Each letter has a response form included with it for you to reply back. It is imperative that you respond to these letters by using the response letter or calling the Management Office Directly to let them know that you are remedying any issues or you need to talk it over with the HOA and/or Management Office.

Schedules

- Fine Schedule

Architectural Review Documents

- FCC Satellite Document

- Arbor Ridge ARC Form (pdf)

- Arbor Ridge ARC Form (doc)

Did You Know?

Did you know?

- We have a revamped web site.

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

March 29 th 2010	7pm	Somerset Christian Church
May 24 th 2010	7pm	Somerset Christian Church
July 1 st 2010		Landscape Fees due - 2nd installment
July 12 th 2010	7pm	Somerset Christian Church
September 27 th 2010	7pm	Somerset Christian Church
October 25 th 2010 Annual Meeting and elections	7pm	Somerset Christian Church
November 15 th 2010	7pm	Somerset Christian Church
Saturday January 1 st 2011		Association Fees due
Saturday January 1 st 2011		Landscape Fees due - 1st installment

Neighborhood Watch Program

watch@ArborRidgeOnline.com

Initial Organizational Meeting TBD

Neighborhood Garage Sale - Saturday June 5th 2010 7am - 2pm *Thanks all to everyone!*

Ice Cream Social - Saturday August 21st George Otten Park

2:00pm till 4:30pm

Please Visit our web site for more information.

To join a committee email Info.Hoa@ArborRidgeOnline.com or attend a HOA board meeting.

**ARBOR RIDGE HOMEOWNERS' ASSOCIATION ADMINISTRATIVE RESOLUTION NUMBER 2010-001
Signs, Notices and Aesthetic Appearance – Common Areas and Private Lots (Properties)**

WHEREAS, The Arbor Ridge Homeowners Association Board of Directors according to the By-Laws, Article 7, Section 1 is given the “power to adopt and publish rules and regulations governing use and maintenance of the Common area and to establish fines and penalties for the violation thereof.”; and WHEREAS, Pursuant to Declaration Section A-6, Signs, No signs shall be erected or maintained on any lot (Excluding Arbor Ridge Entry Monument Signs) except that not more than one "For Sale" sign placed by the owner, Declarant or by a licensed real estate agent, consistent with controlling governmental ordinances, may be temporarily displayed on any lot. This restriction shall not prohibit the temporary placement of "political" signs on any lot by the owner; and WHEREAS, it is the intent of the Board of Directors to regulate the use of signs and other items which affect the aesthetic appeal of Arbor Ridge neighborhood;

NOW, THEREFORE, BE IT RESOLVED THAT the following rules shall apply:

1. Freestanding real estate or directional signs are allowed for an open house. A maximum of two (2) signs can be used to direct prospects to an open house. The maximum size of this type of sign is 24” x 36”. All signage must be removed at the end of the day. Signs may only be displayed during “open house” hours. If Agents need to place signs on other home owners lot(s), they are required to get the permission of that lot owner.
2. One (1) real estate sign can be located on the lot itself, with the sign being located in the middle of the front yard near the street side lot line. Under no circumstances shall a sign be allowed on a the side of the yard or backyard. The maximum size of this approved sign is 18" x 24" and must be suspended or attached to a signpost and be of commercially created signs that are professional in look and feel. No hand made signs will be allowed. For Sale signs and posts must be removed within five days of closing of the sale.
3. Building signage is only allowed in building windows or on front door. Allowed signs are Neighborhood Watch, Security Permits, No Soliciting, Block Home and For Rent signs. All signs must be commercially created and are professional in look and feel. No hand made signs will be allowed. Signs should not exceed the size of 12" x 12".
4. One (1) rental sign may be placed in the building window outlined in section three (3). Directional signs are not permitted for rental units. Rental sign must be removed within five days of closing of rental.
5. Garage sale, yard sale, announcements signs and other display materials are permitted only during the day of the event or a reasonable time frame for the event. If unsure of a reasonable time frame follow the Request for Exception process in Section Thirteen (13).
6. Security signs on stakes are permitted on private lots; however, the signs should be as close to the building as possible. Signs should not exceed the height of 24".

Continued on the next page -

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NOW, THEREFORE, BE IT RESOLVED THAT the following rules shall apply:

7. House numbers painted on street curbs should be stenciled professionally with black lettering on white background and not be taller than the height of the curb and no longer than 15".
8. Commercial signs, general notices and other signs are not permitted in Arbor Ridge except as authorized elsewhere in the Association's general rules and regulations. Vendor's performing work on a lot may place One (1) sign on the lot while performing work for the lot owner. Any sign must be removed upon completion of the project. The maximum size of this approved sign is 18" x 24" and must be suspended or attached to a signpost and be of commercially created signs that are professional in look and feel. No hand made signs will be allowed.
9. Advertisement signs for any purpose of generating business for a lot owner is not permitted on any Common Area or Private Lot.
10. All signage within Arbor Ridge directing people to homes outside Arbor Ridge will be removed immediately without notification and discarded.
11. The Association shall retain the right to remove unauthorized signs without notice and/or require the lot owner to remove the sign(s). Lot owner shall bare any expense of removal by the Association if applicable.
12. Lot owner shall ensure that no damage occurs to underlying irrigation and utilities and will get proper location services where needed to ensure proper placement of signs are done. Lot owner shall repair any holes or damage back to original condition created by posting signs after removal. Lot owner shall bare any expense of repair to any damage created by the placement of their sign on their own lot or common property if applicable.
13. Requests for exceptions to the sign rules may be submitted in writing to the Association's Management Company office for review and consideration by the Association at the next Board Meeting. This resolution was passed by the Board of Directors on July 12, 2010.