

# UNDER NEW MANAGEMENT



Earlier this year, homeowners were notified that the association would be switching management companies that help manage the operations of the association. On February 1st of this year, the Arbor Village Home Owners Association officially began it's new partnership with Community Association Partners, LLC.

Community Association Partners, LLC. has one simple goal, "To make a difference in the industry by setting a higher standard of management." Community Association Partners solution based management is modeled to best serve the unique needs of the association. With a combined total of over 20 years expertise in the association management field, their professional staff is committed to providing Arbor Village with the highest level of operational, financial and administrative support. Community Association Partners base their core values on communication, openness, education and trust. By working along side Arbor Village HOA Board as partners, they will work together to help build a strong sense of community, increase property values, and enhance community liability.

## A WARM WELCOME

With our new management company comes a new community manager. The AVHA Board would like to introduce to Arbor Village Homeowners, "Julie Balestreri." Julie, a Senior Community Manager at Community Association Partners will be our primary community manager and will be working with the AVHA Board to oversee the associations operations.

A graduate of Oregon State University, Julie has over nine years of experience in the community management field. Prior to becoming a community manager, Julie had a successful career in sales and as a licensed property manager. A member of Oregon-Washington Community Managers Association (OWCAM), she has served on its certification committee since its inception and also serves on the local Community Association Institutes program committee. Julie is also a board member of the Scottish Rite Clinic, a 7.5 million dollar non-profit organization that serves young children with speech disorders.

Being a Certified Manager of Community Associations, she has agreed to work within the established national professional guidelines set by the Community Association Institute. She will work directly with the AVHA Board to implement and administer the day-to-day business of the association, provide guidance, training, and leadership to the board members and community as a whole. Her duties and responsibilities are governed by each association's unique governing documents, by-laws and management contracts. She is responsible to see that all financial reports, rules violations, budget development, contract development, and insurance indemnification are accurate and in compliance to all local and state requirements.

Julie's experience includes working with a wide variety of associations, from large high-rise condominiums to HOA associations. As agent for the association, she will attend identified board meetings, prepare monthly financial reports, pay all bills incurred for maintenance and operation and oversee the budget as set by the Board. Julie, experienced in developer turnover, she has handled several associations from completion to turnover and beyond. Julie is a dynamic leader, historically achieving outstanding results in challenging environments while maintaining a positive relationship with both clients and colleagues. Julie maintains a working knowledge of all State and Federal regulations pertaining to community associations as well as keeping current with all laws relating to property management.

The Association would like to welcome Julie and is looking forward to working with her in her guidance and leadership that will benefit Arbor Village.



Thinking about exterior improvements? Once the warmer days are here, are you looking to take advantage of them with a little work in the yard? It's the perfect time to be outdoors, and maybe you are starting to plan a landscaping or home improvement project. Please remember to submit your project to the Architectural Control Committee (ACC). You can submit the form online or print it from the AVHA website in the "Docs & Forms" page.



# Make YOUR Vote Count!

The Arbor Village "Annual Homeowners Meeting"

will be held April 13th, 7pm, at Banks Community Library. You will soon be receiving in the mail a notification along with a proxy form. This meeting allows homeowners the opportunity to vote on important topics facing our community. Homeowners will also have the opportunity to review the Association budget and financial reports and have the opportunity to nominate and elect individuals to the AVHA Board of Directors.

This year, there will be a **Board member position available**. If you are interested in being an active part of your community and are willing to work on making your neighborhood a better place, the AVHA Board needs YOU. We would like to encourage you to attend the meeting, or you may also use your proxy form to nominate another homeowner or yourself from Arbor Village for the Board position if you are unable to attend the meeting.

In order for this meeting to be successful, we need a minimum of 85 homeowners in attendance or by returned proxy form. **Please return your proxy** form to Community Association Partners, LLC even if you plan to attend the meeting in person. If you do attend, it will be withdrawn and you may vote in person.

This is a great time to actually meet other homeowners in Arbor Village, the Board that oversees the Association, our Management companies representatives, and Association committee members. Again, please remember to return your proxy, and we hope to see you on March 9th!



Don't forget to move your clocks forward 1 hour Saturday night March 7th before you go to bed. Daylight saving occurs at 2am, March 8th.

AVHA Online at: [www.arborvillage.org](http://www.arborvillage.org)

# 36th Annual Banks Community Auction

Saturday, May 2nd at Banks High School

**Garage Sale:** 8am - 3 pm

*Early Bird Admission at 7am - \$5.00*

**Silent Auction:** 4pm - 7:15pm\*

*(\*Tables start closing approx. time)*

**Oral Auction:** 7:30pm - 9:30pm

"A Night Among the Stars"



If you would like to Volunteer, have any Questions, or want to Donate, Contact Stephanie Smith or Becky Pauly - 2009 Auction Co-Chairs at

**503-324-0545**

*Presented by the Banks HS Parents Association. Proceeds benefit: BHS Scholarships, BHS Extracurricular Activities and Clubs, BES Special Funds, BJHS Special Funds, Community Projects & Groups.*

## Villager Wits End

*"A conclusion is the place where you got tired of thinking."*

Here's a quickie quiz that will test your arithmetical prowess. Read it through ONCE and provide the answer at the end immediately upon finishing. Don't worry— there's no higher math. If you can count, you can "ace" this one.



"Fred Derf, the dogcatcher in Smalltown, started out on his appointed rounds one day with an empty truck. He soon stopped at the park where he nabbed two pooches. Then it was on to the softball field where he parked and flushed out three more. Cruising down Main Street, he spotted four more unlicensed canines, stopped, and caught three of them. Making his usual foot patrol at the dump, he caught a mother poodle and five mongrel puppies but in the confusion of trying to stuff them in the overloaded cage, seven other dogs slipped away. He recaptured one when stopped at Elmo's for gas and another while he was waiting at a train crossing. Now answer this question: How many stops did Fred make to catch dogs that day?"

Answer = the last digit of Banks, OR postal zip code.

Arbor Village Homeowners Association  
PO Box 672  
Banks, OR 97106

