

Arbor Villager

Summer 2005

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Arbor Villager The Newsletter

This quarterly newsletter serves as a communication tool between the Committees, the Management company, the landscape company, the Board and Arbor Village residents. If you would like to report, write, or help deliver, please call **Amy McCann** at **503-324-8082**.

AVHA Board Meeting!
Join us at the next AVHA Board meeting on July 11th at 7 pm in the Banks City Library.

www.arborvillage.org



Jason and I moved into our home in Arbor Village shortly after it was built in 1998. In the past eight years that we have lived here, we have heard of many "petitions" from motivated homeowners for one issue or another. Most petitions have come and gone without resolution, not because change isn't possible but rather **because change requires initiative, follow-through, and a clear understanding of the process** by which change can be implemented.

Recently I saw a "Go Away HOA" sign resurface. This sentiment arose approximately three years ago when homeowners were encouraged to tie yellow ribbons to a tree in front of their homes if they were in favor of disbanding the homeowners association. Needless to say, our viewpoint on this issue has changed, but at the time this sounded like a great idea! No more association dues, no more carriage

home dues and an elimination of landscaping fees! We could save big money annually! We received a yellow ribbon, tied it to the tree, but alas, no petition—a real snag for the process of change.

And so it goes, another futile demonstration.

"Go Away HOA."

Currently, I am serving my second year on the Board of Directors for our Homeowners Association. This requires one Monday evening a month and a couple of hours between meetings dedicated to the issues of our community. My time spent on the board this past year has been a real education in the workings of our association, its history, our city and the relationship between the two.

There is no other way of saying it, before I spent time on the board, I had some very real misgivings on exactly what the board, the "homeowners association" and Northwest Community Management did for me and the other homeowners of Arbor Village. From the comforts of my kitchen table I often questioned the structure and productivity of our HOA. But, when it came time for the monthly

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HOAs *(continued)*

board meeting, I was either busy or tired. (Of course, with two small children at home, I can pretty much say this at all times!) We went to the first couple of annual meetings, but once we figured out that we actually had to work for change in our neighborhood, we missed the next few!

When the bills came from NWCM, we complained all the way to the mailbox (but we were not motivated to be a part of the budget committee.)



a voice for the satisfied, a right to be heard for those who want change, a voice for those who have questions, and even a voice for those who want to volunteer.

At our annual meeting this last April, we had representatives or proxies from 37 out of 320 homes. We need at least 138 proxies to be able to vote on any issue and 240 to be able to make changes. This meant that we could not vote in our most recent volunteer, John Kinsky for a full 3-year term on the board. Rather, we had to wait until the next monthly board meeting and vote him in for a 1-year term.

I didn't always go to the annual meetings because I didn't think my vote mattered.

I was wrong... my vote does count and does matter!

I would love to see an initiative to disband the HOA ("Go Away HOA"), not because I think it will pass, but because I think people will educate themselves on our Homeowners Association and maybe learn something new along the way. Frankly, if after educating themselves and learning more about our HOA, if 75% of our homeowners want to abolish the CC&Rs and rid our neighborhood of the association, then rightly we should.

Unfortunately, it isn't always that easy:

➔ We have a park that belongs to the city, but we, the homeowners, are responsible for the maintenance and upkeep (an arrangement established by the builder of Arbor Village and the city—an arrangement that we, the homeowners, are legally bound.)

➔ If we disband the association, how will we collect and manage the funds for the park maintenance?

➔ What about all of the common areas and fences, what will happen to them?

➔ I would love to see a petition circulate that considered allowing carriage collection homeowners mow their own lawns and opt out of the landscaping. Again, this would take 75% of all homeowners to change this. I thought all carriage homeowners felt the way I did—that they all wanted to be able to care for their own lawns. What a shock to find out that some of my neighbors

wouldn't even consider signing a petition to change the current set up!

In hindsight, my tunnel vision had become pretty narrow and exclusive to my own agenda.

"Go Away HOA?"

I love the idea of change, especially in our neighborhood because it is a very

Why am I telling you all of this?

Because I know that I am not the only one who has ever thought of or done these things! Though some of us are comfortable with HOAs, for Jason and myself, this was our first home and our first introduction to a homeowners association. We both grew up in rural settings and the idea of CC&Rs took some getting used to!

I guess now what I don't understand about the "Go Away HOA" sentiment is that we—you and I—are the HOA! Each home (340 total) in our development is a part of the homeowners association. It took time on my part to understand this, time learning about the establishment of our association.

Each year every home gets a voice at the annual meeting:

Go away HOA??



real, viable option for us. And moreover, I personally would love to see where the majority of homeowners stand on these and other issues, to give every home an opportunity to vote their conscience.

Change is possible...

But, it requires more from us than yellow ribbons and flyers!

If you have questions or concerns, I encourage you to **join us at our board meetings, the second Monday of each month at 7 pm at the Banks Library!** There is an open forum time at the end of each meeting. We also have a web site www.arborvillage.org that has a lot of valuable information.

Thank you,
Amy McCann
Board Member

Park Space

The seven new sprinklers in the southern quadrant are in place. The new controller with moisture sensor has been installed and should help us cut our water needs to the park by up to 25% throughout the summer.

The park benches are currently being refurbished as part of an Eagle Scout project and should be returned by July 1.

The park landscape bid (which is for two years) effective July 1 has been awarded by the City Council. The new landscaper will be Psalm 1 Landscape who currently handles the Carriage Collection and common area landscaping.

Just a reminder, all fireworks are prohibited from the Park per City Ordinance 100.01 section (.150).

Police will be enforcing this ordinance.

On the subject of fireworks,

if you light fireworks in front of your house or any other location, be sure to clean up your mess when you are done. This is our neighborhood, we all share in its care, so be respectful of others. Also please remember to be safe with your fireworks.

Have a Happy 4th of July!



We have openings on the Park

Committee. If you've ever considered participating on a committee in your neighborhood, now's the perfect time! Meetings are once a month, so the committee is pretty small. If you are interested, contact any Park Committee member or anyone on the Board.



Police Services

The City of Banks has contracted with the Washington County Sheriff's Office for police services for the City. This arrangement is similar to one that Gaston has with the County. Two deputies (a total of 50 hours a week) are permanently assigned to Banks and perform police services as directed by Washington County and the City of Banks.

The decision to contract with Washington County was made by the City Council as a

more efficient way to spend the little money the City has available for police services. The available funds for police services are dwindling and will soon need to be supplemented with a police levy. The previous police levy expired in June, 2004. Since that time the City has been funding police services out of what was left in the police fund and now from the general fund contingency which it can't continue to do for long.

Police services for the City are an important part of maintaining the quality of life that we have come to enjoy. Without police services, the city slowly seems to drift into increasing vandalism and unlawful behaviors. Left without police services for an extended period of time, the City would not be the safe and secure place that we all enjoy. So, when the City begins to campaign for a police levy, please be sure to give them your full support.
Help us keep the City of Banks a great place to live!

Help us keep our neighborhood safe and easily accessible to emergency vehicles by obeying the parking rules.

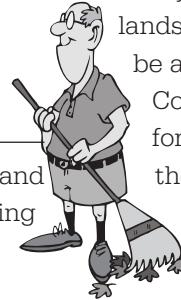


■ Parking in most areas is limited to one side of the street. Please make sure that you are not parking on the *No Parking* side of the street, or you will be issued a parking citation.

■ Vehicles which include trucks, boats, RVs, campers, trailers, etc. are not allowed to be parked on the street for more than 48 hours. If left parked longer than that, you will also be issued a parking citation.

Homeowners, did you know that...

■ Ongoing lawn maintenance and care for all of us is part of keeping our community looking great.



■ Garbage cans and recycle tubs must be stored out of sight (behind your fence), right after garbage pickup.

■ Play structures, sheds, fencing, landscaping, and/or painting must be approved by the Architectural Control Committee (ACC). The forms you need to submit to the ACC, in addition to other information, can be found on the AVHA web site.

AVHA Committee Information

Board-Appointed Committees:

Architectural Control Committee
Responsible for reviewing all architectural proposals from residents.

Nomination Committee
Finds, qualifies and nominates residents to be listed on the ballot at the annual membership meeting.

Park Management Committee
Manages the maintenance, repair, budget and rules of Greenville Central Park.

Budget Committee
Review budget, audit association financial statements, works with the Park Management Committee to establish a reasonable budget for Greenville Park.

Volunteer Committees:

Newsletter Committee
Reports on association and city news. Writes, composes, publishes, and helps deliver quarterly newsletter.

Social Committee
Organizes three fun activities for the neighborhood: the Easter Egg Hunt, Back to School Fun Day, and Spend an Evening with Santa.

Web Site Committee
Maintains AVHA web site.

New AVHA Vice President

John Kinsky is the newest board member of the AVHA Board. He and his family are new to Oregon, and they chose Banks because they wanted to live among people who enjoy life. Lanai, his wife, and their three children, Linda (14), Luke (11), and Laurel (5), love living in Oregon and have begun the long process of building a new life here; they have some experience doing it. Since 1991, the Kinsky family has moved from Texas to California, then from California to New Mexico.

Last July they moved to Oregon so that John could accept a position at the Jones Farm campus of Intel Corporation. Lanai, who loves to bead, works at Planet Bead in Hillsboro, and she works as a sales

representative for an internet ranking company.

Since moving here last July, the family has been active in the life of the community: they have volunteered time at the library, recycling drives, and in the elementary and high schools. In addition, John is an Assistant Scoutmaster in Troop 581, which meets at Banks Elementary School. (It's a great troop. Come join the fun.)

John volunteered to join the board because wanted to help maintain the quality of this special community nestled between farms and forest. Feel free to contact him with any questions or concerns you might have.

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The Newsletter of the Arbor Village Homeowners Association