

ARBOR ROSES

Homeowners Association

WELCOME!

Welcome to the Arbor Roses Homeowners Association! We are pleased that you have chosen to join our community and as a new homeowner, we know you will want to help us maintain the very assets that first attracted you to the Arbor Roses Homeowners Association community.

The expectations associated with owning an Arbor Roses home are called the Declaration of Covenants, Conditions, and Restrictions, or the "CC&R's", for which the owner of each lot is subject. The CC&R's allow architectural control of exterior changes to your home and lot, so it's very important to read and understand them. Plans for exterior changes to homes and lots are reviewed by an Architectural Review Committee to ensure that those changes integrate well into the existing design of the neighborhood.

Since you are now a homeowner in our community, you have also become a member of



the Arbor Roses Homeowners Association. The Homeowners Association is a non-profit corporation whose principal functions are to maintain the common areas, manage the Association's finances, and enforce the guidelines in the CC&R's. Members of the Association pay assessments in accordance with the budget and elect a Board of Directors to implement the rules and regulations of the community.



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Tigard, OR 97281

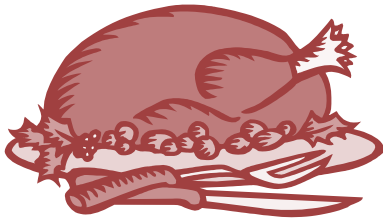
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info@nwcommunity.com
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MEET YOUR MANAGEMENT

Although the Board of Directors has the authority to implement the rules and regulations of the community and oversee the maintenance of the common areas, it has chosen to retain the services of Northwest Community Management to provide the daily oversight of the community's needs. Northwest Community Management contributes not only 35 years of experience in the form of advice and counsel, but takes care of the numerous tasks which would otherwise make the Board's job as volunteers a full-time occupation.

Together, the Board of Directors and Northwest Community Management establish policy and direction for the day-to-day operation of our community. If you have concerns or questions regarding the association, common areas, or the community in general, please feel free to contact Northwest Community Management at (503)-670-8111, or send them an e-mail at info@nwcommunity.com.

TURKEY SAFETY — THAWING



In the refrigerator

- Thaw the turkey in its original wrap on a tray placed in the bottom section of the refrigerator.
- Allow about 24 hours of defrost time for every 5 pounds of turkey. Example: a 20 pound turkey will take 4 to 5 days to thaw.
- Do not thaw on the counter. Thawing at room temperature increases the risk of bacteria growth.
- At room temperature, bacteria on the turkey can grow rapidly when the outside portion of the bird begins to thaw. These bacteria can multiply to dangerously high levels producing toxins that cooking may not destroy.

In cold water

- Thawing in cold water is safe too. Submerge the bird in its wrapper in a deep sink of cold water and change the water every 30 minutes to keep it cold.
- Allow 30 minutes per pound to defrost a turkey in cold water. Do not use warm or hot water.

Microwave Thawing

- Microwave thawing is another option. Make sure your microwave oven is large enough to hold the turkey especially if the oven has a rotating tray.
- Check manufacturer's instructions for the size turkey that will fit into your oven.
- Caution: Microwave defrosting is irregular, creating hot spots, which may encourage bacterial growth. Cook the turkey immediately after defrosting. Do not store in the

KID SAFETY

Kids' Safety. Just a friendly reminder to all parents, please ensure that your children are supervised at all times, especially around the Clubhouse area. Homeowners in our community have been concerned with children playing in the back alley ways -- safety is of great importance in our community so we ask that you please don't allow children to play there.

MORE HOLIDAY HELP

Fall is upon us and what better time for celebrating with close family and friends? Try this site for recipes to help get your holiday feast started!

<http://www.recipelink.com/thanksgiving.html>

For parents looking for holiday activities to keep the kids occupied, check out this website for fun and creative activities for all ages!

<http://familycrafts.about.com/cs/thanksgivingtheme>

PARKING REMINDER

The Arbor Roses CC&R's require all residents and guests of the Terrace and alley load Row Homes to park either in their garage or in a legal parking space on a PUBLIC street. Parking is NOT permitted in the alleyways. The Arbor Roses Board of Directors announces the hiring of a new towing company that will patrol your community and begin towing illegally parked vehicles at will. All vehicles will be towed at the vehicle owner's expense.