

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.



P.O. Box 23099
Tigard, OR 97281

(P): 503.670.8111
(F): 503.670.0775
info@nwcommunity.com
www.nwcommunity.com

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.



LOCAL NURSERIES

Here's a list of area nurseries for your landscaping needs...and of course, there are many, many more in our area to choose from!

Roses Northwest

1255 SW Tualatin-Sherwood Rd.
Tualatin, OR 97062
503-692-3066; toll free 877-903-3066
www.combinedroselist.com

Brooks Gardens

6219 Topaz St. NE
Brooks, OR 97035
503-856-8831
peonyirisfarm@aol.com

House of Whispering Firs

20080 SW Jaquilm Rd.
Newberg, OR 97132
503-628-3695

Also, check out The Pacific Northwest Gardner website (www.pnwgardner.com) for suggestions, articles, gardening 101 information, and other useful tips.

GARDENING TIP

While it seems too early to start thinking of planting spring flowers, the first blooming of early spring flowers is only weeks away. Remember, though, that at this early stage, you'll want to go with hardy plants and flowers to help ensure they'll make through the few remaining cold snaps we might have.

SPRING

Spring will be here before you know it. Now is the time to start thinking about your landscaping. Please call Tammy Segawa, our community manager, regarding questions about any work you're planning *before* you start. She can also send you an application to get your plans approved, or you can download one off the Northwest Community Management website:

www.nwcommunity.com

PET PEEVES

OK, you love your pet and want them to have fun running in the park. Unfortunately, the leash law applies to our common areas and pet owners are encouraged to be responsible in keeping your pets under control. It's important to pick up after them as well. The City has created several doggie parks to allow that free running, playing activity for your pets. Take advantage of the City Parks for that activity and be respectful of your neighbors' enjoyment of our community parks. Thanks for your consideration!

REMINDERS

Parking: Absolutely no parking is allowed in the "alleyways" (private vehicular access tracts). There have been problems with homeowners parking over their driveways and onto the street portion of the tracts. This has made it quite difficult for other homeowners to maneuver their vehicles around the vehicle parked illegally. Also, parking in this fashion blocks access to emergency vehicles.

Trash and Recycling Containers: Please note that all trash and recycle containers must be stored out of view (ex. in the garage or behind the fence) within 12 hours of collection.

COMMITTEE VOLUNTEERS

The Arbor Roses community is in need of homeowners to volunteer their time and/or experience. Committees make a homeowners' association run smoothly and efficiently. The following are committees that are presently being formed:

Social Committee

Members would be responsible to plan social events for the community.

Pool Committee

Members would be responsible to perform daily chemical checks of the water, report any problems to NWCM or the pool maintenance company, record findings on an official county form, and meet to discuss any problems or concerns.



Clubhouse Committee

Members would be responsible to inspect the clubhouse on a regular basis, communicate with NWCM, and meet to discuss problems and concerns.

Landscape Committee

Members would be responsible to inspect landscape on a regular basis, make recommendations for new plantings or landscape treatments, communicate with NWCM and the landscaper, and meet to discuss problems and concerns.

If you're interested in volunteering to serve your community in one of the committees listed here, please contact Tammy Segawa, your community manager, for more information.