

# 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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### 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.

## PROTECT YOUR HOME

Everyone looks forward to summer -- even burglars. Extended vacations during the summer, or even just spending more time away from the house enjoying the warm weather and longer days, homeowners can be a prime target for home burglary. But taking a few simple, affordable precautions can deter thieves. According to the Burglary Prevention Council, noise, lights, and time are your friends when it comes to protecting your home.

- Examine your house from the street and make sure no valuables, like expensive electronics or artwork, is visible from the street. If a passerby can see your belongings, so can criminals.
- Lock and fasten all doors and windows locked and fastened. Doors should have deadbolt locks with a one-inch throw and reinforced strike plate.
- Secure sliding glass doors. Place a metal rod or piece of plywood in the track to prevent an intruder from forcing the door open.
- Always lock the door to your attached garage.
- Make it appear that you're home - use timers on lights, radios, and televisions.
- Keep the perimeter of your home well lighted. You can do this by installing low-voltage outdoor lighting.
- Never leave clues that you are away. Ask a neighbor to collect your mail and newspapers—or ask for them to be held. You may also want to ask a neighbor to park in your driveway so it appears someone is home.
- Keep some shades and blinds up and curtains open to keep a normal appearance.
- Never leave a message on your answering machine saying you are on vacation.
- Trim the shrubbery near your home's entrance and walkway. This prevents a would-be burglar from hiding in tall, bushy foliage.
- Organize or join a community watch program to protect your neighborhood.
- And, of course, if you have a home security system, make sure it is activated when you leave. The more difficult you make it for the intruder, the less likely he or she will be to pursue forcing their way into your home.

We would also recommend that if you're going on vacation, check with your local police station to see if they have a Vacation Notification form of some kind. And be sure to notify your community manager, too, so that they can keep an eye out when they do site reviews.

## SUMMER PET SAFETY

Our pets enjoy the days of summer just like we do, but the warmer weather can bring its own hazards. The Oregon Humane Society has a handy list of tips to keep your pet safe and healthy.

## CURB APPEAL

If you're itching to start those improvement and landscaping projects, remember that you need to submit an ARC application *before you begin any work*. Questions about ARC's? Check out the NWCM Homeowner FAQ to learn the whys, whens, and hows of the process: [www.nwcommunity.com/FAQ.htm](http://www.nwcommunity.com/FAQ.htm).