



## Inside the Arbor Roses News:

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- ARC Reminders

## Reminders:

AR-NWP

Our neighborhood has a  
Neighborhood watch program.

To get involved contact Pegi

Adams @

[Paa2koi1day@aol.com](mailto:Paa2koi1day@aol.com)

Need a color copy of this  
season's newsletter? Need to  
review your CC&R's? You can

view/print them at

<http://www.arborroseshoa.org>

Under the documents link.



*Brought to you by your Board of Directors*

## December Board of Director Election

The time to elect new members of the community to the Board of Directors (BOD) quickly approaches. In December of 2006, you elected five members of the community to serve in these voluntary positions. This December, two positions will need to be filled. These positions are each two year posts. In addition to the monthly Board meetings that the newly elected member will need to attend, there can also be a substantial

amount of work that each Board member will have to keep up with between the meetings. Homeowners interested in volunteering for these positions need to understand the responsibilities and level of commitment that are required to be an effective part of this team. If you are interested in getting more information about the typical responsibilities a member of the BOD, please attend the next regularly scheduled meeting of the Board, or contact Bev Boyd at

Northwest Community Management (NWCN). Bev will place you in touch with a current member of the BOD for further assistance. More information on the election date, time and location will be distributed by NWCN. You may contact them for more information. We are currently in need of a homeowner interested in an open Board position. If you feel you can contribute six to ten hours per month, please consider volunteering for this position.

## The ARC is Serious about Violations!

Every homeowner likely remembers the large volume of paperwork we had to go through to purchase a home in Arbor Roses, however, some seem to have disregarded one of the more important set of documents distributed to us prior to moving in. Yes, we're talking about the very long and, for some, exceedingly arduous to read CC&R's or otherwise known as the Covenants, Conditions and Restrictions for Arbor Roses. If you haven't read them, now is the time to do so. It is important that all homeowners, and their renters, know and understand the CC&R's. It is also important to remember that while some

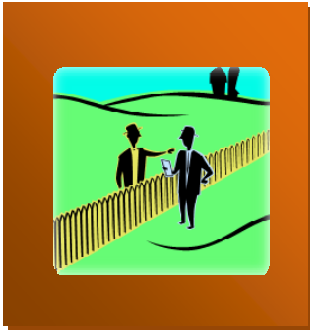
individuals moved into the community with the belief that the CC&R's would not be enforced, others moved in with the exact opposite outlook. The BOD must ensure that the Architectural Review Committee (ARC) upholds the conditions set forth in the CC&R's. That is what the BOD has been elected to do. One of the more serious issues that we are dealing with is the number of ARC violations currently in the community. ARC applications are **required** to be submitted and approved by the ARC prior to making any exterior changes to any home within the Arbor Roses Community. While any exterior change requires an ARC application, the most common exterior changes

that are made without approval of the ARC are satellite dish installations and back/side yard landscaping that goes beyond the planting of grass. Once an ARC application is submitted, it is reviewed by the ARC and either approved, approved with conditions, or disapproved. Exterior changes **may not** begin until a response regarding the application has been received from the ARC. If you have made any exterior changes, and have not submitted an ARC application, please visit the Arbor Roses HOA website to locate a link to the ARC application. If an ARC application is not submitted, you will receive a violation letter which can lead to stiff and hefty financial penalties.

*"It is not easy being green"*

*Kermit the Frog*

Please remember to put your recycling and garbage bin out-of-sight Friday night.



*"The fence that makes good neighbors needs a gate to make good friends"*

*Author Unknown*

[Hillsboro Police Department](http://www.hillsboropolice.com)  
(503) 681-6190

[Washington County Non-Emergency](http://www.washingtoncounty.org)  
(503) 629-0111

[Hillsboro P.D. Code Enforcement](http://www.hillsboropd.com)  
(503) 615-6645

[NWCM-Bev Boyd](http://www.nwcm.com)  
503-670-8111 x212.

**Jokes of the season**  
*What do you call cheese that isn't yours?*  
**Nacho Cheese.**

*What do you get when you cross a snowman with a vampire?*  
**Frostbite.**

Daylight savings ends **November 4<sup>th</sup>**.  
Don't forget to set your clocks back.



## Committee News



### Pool Committee

Another pool season is over. The BOD and Pool Committee would like to thank you all for your patience as we established new pool supervisors to oversee the daily activities at the pool. Our goal is to maintain a safe and pleasant atmosphere for all members of the community. We have received a great deal of positive feedback regarding the overall ambiance at the pool since the supervisors have been on staff.



### Social Committee

The Social Committee is planning a Halloween Party/Haunted House for the night of Halloween. They are in need of volunteers and decorations or donations. If you can contribute to this event please contact Joni Jackson @ 503-270-5560. You can also contact Joni for more information on neighborhood game nights and other activities.



### Landscape Committee

As a courtesy, dogi-bag stations have been installed at five locations around the community. Please keep in mind that pet feces are hazardous to the health of pets, children and adults in the community who may come into contact with it. Be a good neighbor, keep our community clean and dispose of your pets waste properly. Failure to do so can result in financial penalties. Thank you for your cooperation.

## Neighborhood Watch News (NWP)

The Arbor Roses-NWP (AR-NWP) requests that you SLOW DOWN when driving through the community. We have many young children who do not yet understand the danger vehicles pose to their safety. Hillsboro PD is actively assisting with this problem.

**ALERT: Inadequate Alleyway Lighting for Homeowners with Townhomes and Detached Houses.**

Hillsboro Police Department has expressed their concerns regarding the inadequate lighting in our alleyways. At night the HPD Patrol officers should be able to glance down the alleyways and have a well lit view. This will enable them to monitor any suspicious behavior. There are 151 light bulbs that are burned-out in alleyways. The lack of lighting is encouraging criminal

activity to take place. Additionally, trash cans left in the alleyways for pick-up in dark alleys are inviting individuals to go through your trash for personal information. The AR-NWP is advising all homeowners with alley lights to replace the bulbs with long life compact florescent bulbs. If you need assistance in changing the bulb the AR-NWP is willing to assist by changing the bulb for you. Contact Pegi Adams at: paa2koi1day@aol.com

## Halloween Safety Tips



Homeowners, do you know what you can do to help kids be safe on Halloween? Here are some tips:

- Make sure your yard is clear of such things as ladders, hoses, dog leashes and flower pots that can trip the young ones.
- Pets get frightened on Halloween. Put them up to protect them from cars or inadvertently biting a
- trick-or-treater.
- Battery powered jack-o'-lantern candles are preferable to a real flame.
- If you do use candles, place the pumpkin well away from where trick-or-treaters will be walking or standing.
- Make sure paper or cloth yard decorations won't be blown into a flaming candle.
- Healthy food alternatives for

trick-or-treaters include packages of low-fat crackers with cheese or peanut butter filling, single-serve boxes of cereal, packaged fruit rolls, mini boxes of raisins and single-serve packets of low-fat popcorn that can be micro-waved later.

- Non-food treats: plastic rings, pencils, stickers, erasers, coins & play-dough.

## Thanksgiving Tips



- Cut & prepare vegetables and make desserts the day before.
- Whenever anyone offers to help or bring a dish, say, "Yes, thank you!"
- Keep club soda nearby to clean spots or stains.
- Thaw turkey well ahead of time. Do not thaw at room temperature.
- For turkey left-over recipes visit [www.allrecipes.com](http://www.allrecipes.com).

*"Slow down! Your family will be waiting for you"*

*Author Unknown*

**Please observe the speed limit of 25 mph in the community**