



SPRING 2009 AAHA NEWSLETTER

**AAHA Website – www.allenbachacres.org
AAHA E-mail Address – allenbachacres@yahoo.com**

GO TO THE WEBSITE FOR A COMPLETE LISTING OF BOARD MEMBERS AND CONTACT INFORMATION

AAHA Board Reelected

Ballots sent with dues notices have been returned and counted. Not surprisingly, the entire AAHA Board has been reelected. Jeff Hull, Zed Newkirk, Arnie Schmucker, Clete Werts and Tracy Vorderstrasse again have the privilege of volunteering their free time to spend another year as Allenbach Acres Homeowners Association Board members. Terri Valley and Homer Lemke have agreed to remain on as Treasurer and Grounds Keeper respectively. Karen Locke, new to the Board this year, will take on the duties of Secretary. A sincere thanks to Andrea Martinelli for the excellent work as secretary.

Tree Trimming Completed

Thanks to the efforts of Grounds Keeper Homer Lemke, our landscaper, Land Graphics, trimmed all trees on West Union. The trimming occurred after AAHA received several homeowner comments that low hanging branches were obstructing the sidewalks.

Brick Wall Damage Repaired

One of the victims of last winter's snow storms was our brick wall at the corner of NW 177th and West Union Road. Fortunately, AAHA Board member Zed Newkirk happened to be present when the driver of an SUV slid on ice and into our wall. Zed got the driver's identifiers and we contacted their insured, State Farm Auto. State Farm gave the okay and we had the wall repaired and damaged landscape replaced. There was some delay due to inclement weather and bidding issues, but the repairs were completed as timely as possible. All costs were promptly reimbursed by State Farm; AAHA took no loss. Thanks go to Zed, State Farm, Joe Hempling Masonry, Inc and Land Graphics for a painless and quality repair job.

Neighborhood Watch

AAHA recently received notice from the Washington County Sheriff's Office encouraging neighborhoods to get involved in a Neighborhood Watch program. They cited Neighborhood Watch programs as keeping families safer and successfully reducing crimes such as vandalism, burglaries and auto thefts. If you are interested starting a Neighborhood Watch program, contact Washington County Crime Prevention at 503-846-2579.

Trash Can Etiquette

The AAHA Board continues to receive complaints about empty garbage cans left out or stored in view of the public. **The CC& Rs require that trash receptacles be "screened from public view."** Please bring your trash cans in after trash pickup and place them out of sight.

Lawn Care

As spring moves in, lawn care again begins its inevitable encroachment on our free time. While the vast majority of Allenbach Acres homeowners take care and pride in their front yards and lawns, there are those who turn a blind eye. Potential home buyers and other visitors are going to be swayed by the relative condition of our front yards. So, please help protect your property value and that of the entire AAHA neighborhood by keeping up your lawns.

Skunk Season - Again

Last year there were a number of complaints about skunks in the neighborhood and the malodorous air of their presence. It is the skunk season again and time to take some precautionary steps. Skunks and other critters such as raccoons love eating pet food left outdoors and cozy niches under decks, utility sheds, etc. It is always a good idea to bring in dog and cat food and cover or block areas that might make good homes for smelly, furry squatters.

Allenbach Acres Homeowners Association Statements of Revenue and Expenditures and Changes In Fund Balances @ 4-30-09

	<u>2008 Actual</u>	<u>2009 Actual</u> <u>@ 4-30-09</u>	<u>2009 Budget</u> <u>@ 4-30-09</u>
Revenues:			
Homeowners Assessments	17,914	16,670	19,040
Interest Revenues	958	81	250
Misc. Revenues/Repaid fees	32		
Total Revenues	18,904	16,751	19,290
Expenditures:			
Contracted Maintenance	9,420	3,140	3,140
Repairs/testing	1,110	(50)	
Utilities	4,057	185	116
Legal/Attorney fees	347		67
Insurance	2,816	2,748	3,000
Postage/print/mail	250	17	50
Supplies/Misc.	418	112	150
Taxes/licenses	110	93	135
Total Expenditures	18,528	6,244	6,658
Excess of Revenues over Expenditures	375	10,507	12,632
Fund balances at beginning of year	36,365	36,740	36,740
Fund balances at end of year	36,740	47,247	49,372 @ 4-30-09

Reserves @ 1-01-09

Long Term	(wall,sprinklers,trees)	31,000 (this includes increase for 2008)
Contingency/Short term	(repairs/legal/insurance)	5,000
		<u>\$36,000</u>