



Winter 2008 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

We now have 77 Homeowners signed up to receive these mailings via email, saving both postage and paper – Thanks and way to go! Sign up on your ballot (enclosed)

Tree Removal and Damage to Sprinkler System

The Board has received inquiries from concerned homeowners about the removal of two trees and damage to the sprinkler system due to construction on West Union. Shortly after the Allenbach Acres subdivision was completed, the AAHA Board decided to plant trees and lawns outside of the brick wall to enhance the appearance of the development. Because this land belongs to the county, the county has the right to remove these items at will. The damage to the sprinkler system was not extensive and was repaired at nominal cost.

Keep an Eye Out for Harassers

Several of our AAHA neighbors have been the target of harassment by unruly teens. On one occasion, the harassers rang the doorbell of a homeowner at 2:00AM as part of a prank. The homeowner was alone and became so frightened that she left her residence to stay with relatives. The Washington County Sheriff's Office has received complaints from 4 other homeowners having similar problems. The perpetrators were described as Hispanic males, but there was not enough specific identification for deputies to focus on particular suspects. Please keep an eye out for strangers in the neighborhood and jot down a license number just in case. It might be enough of a lead for Sheriff Deputies to find the suspects.

Streetlight Repairs

We recently received an inquiry from an AAHA neighbor asking who they should call for a streetlight that went out. A very good question! Research via the Washington County website provided the following answer:

"Portland General Electric (PGE) under contract to Washington County maintains streetlights. If a streetlight needs repair contact our office at (503) 846-7626; in most instances it will be repaired within 10 days."

New Roofing Option Approved

The Board has approved **IKO Armourshake, all colors**, as a roofing material. As a reminder, approved roofing materials are published on the Allenbach Acres website at www.allenbachacres.org. Anything not listed must be approved by the AAHA Board. The approval process is predicated on the availability of Board members, so please don't wait until the last minute to seek approval.

Watch Out for Bad Contractors

If you think you have any rights when it comes to unethical contractors, think again. Let's say you pay your contractor for materials and you receive a Notice of a Right to Lien from the supplier. The contractor finishes the job to your satisfaction and you pay in full. Several weeks later, the supplier files a lien on your residence because the contractor did not pay for the materials. You call the contractor and find out he has declared bankruptcy. Do you have to pay the supplier, even though you already paid the contractor for the materials? You bet! The law gives you no rights, but does give the supplier the right to foreclose on your house if you don't pay. Think the Oregon Construction Contractor's Board can help? Think again! Bankruptcy laws prohibit the Board from taking your claim. You become an unsecured creditor in bankruptcy and if lucky, receive a few pennies on the dollar. You can take steps to avoid these problems by checking the Oregon Construction Contractors Board website at www.ccb.state.or.us before you hire a contractor. Check out their Consumer Help topics and consumer publications.

**Allenbach Acres Homeowners Association
2009 Final Budget**

	<u>2006 Actual</u>	<u>2007 Actual</u>	<u>2008 Estimated</u>	<u>Final 2009 Budget</u>
<u>Revenues:</u>				
Homeowners Assessments	16,766	18,190	17,914	19,036
Interest Revenues	1,544	1,688	973	1,000
Misc. Revenues/Repaid fees			32	
Total Revenues	18,310	19,878	18,919	20,036
<u>Expenditures:</u>				
Contracted Maintenance	9,420	9,420	9,420	9,420
Repairs/testing	1,581	2,739	1,110	1,500
Utilities	4,032	3,337	4,057	4,000
Bank fees	27			
Legal/Attorney fees	14		347	200
Insurance	2,830	2,842	2,816	3,000
Postage/print/mail	108	471	136	200
Supplies/Misc.	485	404	418	450
Taxes/licenses	310	60	110	135
Total Expenditures	18,808	19,273	18,414	18,905
<u>Excess of Revenues over Expenditures</u>	<u>(498)</u>	<u>605</u>	<u>504</u>	<u>1,131</u>
<u>Fund balances at beginning of year</u>	<u>36,257</u>	<u>35,759</u>	<u>36,365</u>	<u>36,869</u>
<u>Fund balances at end of year</u>	<u>35,759</u>	<u>36,365</u>	<u>36,869</u>	<u>38,000</u>

Long Term	(Wall Sprinkler, trees)	\$33,000
Short Term	(repairs/legal/insurance)	5,000
		<u>\$38,000 *</u>

* Reserves of \$36,000 on 12-31-08 will be raised to \$38,000 in 2008. The \$2,000 increase will come from revenue surplus in 2008 of \$869 + \$1,131 in 2009

Total Budgeted Assessments of \$19,036 divided by 170 homes = \$111.98, ROUND TO \$112