Water Costs Continue to Challenge Budget

Lawn watering costs in 2016, though down slightly from 2015, were within budget but remained high. In November, Tualatin Valley Water District (TVWD) raised rates another 14.5%. This follows a 16% rate increase in 2015 and a 10% rise in 2014 (see related article). During the Annual AAHA Meeting, less water intensive landscaping alternatives were considered. The Board voted to continue the existing landscaping with greater emphasis on controlling water use. The increase in annual dues takes into account the 14.5% increase in water rates. Overall, actual 2016 operating expenses varied less than 1% from budget. Notable costs in 2016 included replacement of three trees and repair of a broken sprinkler pipe. Payment came from the AAHA Reserve.

Why Water Costs are increasing

Since 2014, Tualatin Valley Water District (TVWD) has hiked water costs over 40%. There are two reasons for the increases; the Willamette Water Supply Program and the Portland Water District. Looking for a long term source of water, in 2013 TVWD initiated the Willamette Water Supply Program (the Program) which will draw water from the Willamette River near Wilsonville. The Program is a system of pipelines, water treatment plants, storage tanks, and other projects necessary to pipe water 30 miles. A small portion of the rate increases is needed to capitalize this program. While the Program is under construction, TVWD is purchasing water from the Portland Water District. The largest portion of the increases comes from the Portland Water District, which raised the cost of water by 10.3% this year and 16.9% last year. Specific details on the Willamette Water supply Program are available at http://www.ourreliablewater.org/tualatin-valley-water-district/

New Volunteer Board Member Needed

Karen Locke will be leaving the AAHA Board in 2017. The Board is most appreciative and thankful for her service. She will be greatly missed! We are looking for someone interested in replacing Karen. The AAHA Board usually meets three times per year, with most routine business done by e-mail. Main duties include enforcing the C&Rs, monitoring and approving the financial statements/budget, and other AAHA business. If you have an interest in representing the Allenbach Acres community, maintaining property values and continuing the high quality of our neighborhood, please consider volunteering as an AAHA Board member. Call or e-mail AAHA President Jeff Hull, or any other Board Member/Officer, if you are interested in volunteering for this vital position. Jeff can be reached by phone at 503-522-0886 or e-mail at jihull11@yahoo.com. The names, telephone numbers, and e-mail addresses of other Board members and Offices are available on the AAHA website at www.alenbachacres.org.

Management of AAHA Website Changes

The AAHA Board has contracted with Chance Corbell, WP Strategy, to maintain the AAHA website. Chance’s duties will include announcing Board meeting dates/times/locations, publishing annual Newsletters, changing Board member names/contacts as needed and other miscellaneous website activities. (continued on page 2)
The annual AAHA Board meeting is scheduled for Thursday, March 9, 2017, 7:00 PM, at the residence of Jeff & Tisha Hull, 17910 NW Elk Meadow Lane.

(continued from page 1) The AAHA Board will consider adding Board meeting minutes and annual financial statements/budgets as well. The Board thanks former Board member and website guru Arnie Schmucker for designing, constructing and maintaining the AAHA website. His accomplishments greatly reduced paperwork while dramatically increasing homeowner access to AAHA publications and actions.

AAHA Board to Address Trash Container Violations

The AAHA Board has found that despite reminder articles in annual Newsletters, some homeowners are not keeping trash containers screened from public view. This is a violation of the Property Use Restrictions (page 9 paragraph 3) of the Allenbach Acres CC&Rs. To address the problem, the Board decided to take a two-step "reminder" approach. The first step was an October 13, 2016 letter to each AAHA homeowner regarding this CC&R requirement. The second step is this Newsletter article. Please keep your trash and recycling containers screened from public view after trash collection. In 2017 the Board will be compelled to take CC&R violation steps for those who do not.

Newsletter Volunteer Needed

The AAHA Board would like to publish a newsletter each quarter. If you have an interest in preparing the newsletter, you are sorely needed. Please contact one of the Board members if interested.

Don’t Forget to Vote

A ballot has been included in the dues mailings. Please complete the ballot and mail it with your dues payment in the self-addressed, postage-paid envelope. For homeowners using online banking, please mail the ballot by itself.

Reminders

Paint colors and roofing materials must be approved by the AAHA Board. Roofing materials and roofing colors already authorized are published on the AAHA website. Homeowners using these authorized materials need no approval by the AAHA Board.

The Allenbach Acres CC&Rs, Bylaws, and Board Policies are published on the AAHA Website at www.allenbachacres.org.