2012 Improvements Completed

The improvements budgeted for the 2012 Fiscal year have been completed. Landgraphics, the AAHA landscape service, removed several inches of dirt at the base of the brick wall and replaced it with river rock. The south wall was then power washed and several bushes removed west of the entrance on West Union. Three dead trees along 174th Ave. were removed and replaced. Budget restraints precluded power washing of the north wall at this time.

Sprinkler Repairs and Lawn Watering Impact Budget

Greater than anticipated lawn watering charges and sprinkler system repair costs resulted in a shortfall to the 2012 budget. The AAHA Board decided to recover this shortfall from reserves in lieu of assessing it to 2013 dues. The slight increase in homeowner dues this year is needed for landscaping maintenance and repairs deferred due to the budget shortfall. A breakdown of budgeted and actual 2012 operating costs is shown in the final budget/consolidated financial statements mailed to each homeowner with the dues invoices and ballots.

New Collection Program Implemented

Every year a few homeowners do not pay their dues. We place property liens on these delinquent homeowners after they don’t respond to phone calls and letters. However, we have been powerless to collect unless they move or refinance.

During several meetings this year, the AAHA Board of Directors discussed the delinquency problem and voted to use a collection program suggested by our attorney, Vial Fothingham, LLP. On October 14, 2012, the Board passed a Resolution to forward delinquent accounts to Vial Fothingham for legal attention. It is important to note that AAHA will continue to initiate collection procedures and will forward delinquencies to our attorney only after such procedures fail.

On October 24, 2012, all homeowners were mailed a copy of the Collection Resolution. It is published in the AAHA website at www.alenbachacres.org.

Reserve Account Study Needed

One of the AAHA Board objectives for 2013 will be to address the need for a reserve study. Association Bylaws require that the study include identification of all items for which reserves were established; the estimated useful life of each item; the estimated cost of maintenance, repair or replacement of each item at the end of its useful life; and a 30-year plan to meet maintenance, repair and replacement schedules. Of particular importance is whether the study can be accomplished by volunteers in lieu of contracting with a professional. While the AAHA has no common property, it is responsible for maintaining the brick wall, landscaping and sprinkler system. The study will determine whether the current balance in the AAHA reserve account of $34,808 is adequate. Funds will be budgeted in 2014 if professional assistance is necessary.
**Why We Live Here**

**Rock Creek Regional Trail**

Homeowners using the Rock Creek Regional Trail will welcome the recently completed sections at Allenbach Acres Park and Rock Creek Greenway. Located at West Union Road and NW Kahneeta Drive, a paved trail through Allenbach Acres Park now links the Powerline trail from West Union Road to Bethany Lake Park. The newly improved trail at Rock Creek Greenway links the Powerline Trail from NW Kaiser Road east to the base of the West Hills. Walkers, bicyclers, joggers and dog walkers now have over 10 round-trip miles of paved trails that roughly follow Rock Creek. Starting at Bethany Park, the trail extends west and south through the Rock Creek Golf Course to the Powerline Soccer fields at NW Rock Creek Blvd. It picks up approximately .9 miles east along NW Rock Creek Blvd. and runs south under the Sunset Highway, where it crosses NW Evergreen Parkway, NW Cornell Road, and NW Amberwood Drive to Orchard Park. From Bethany Lake Park, the trail heads east and north behind Allenbach Acres and Bethany developments, past NW Kaiser Road to NW Skycrest Parkway near Jacob Wismer Elementary School. A slight detour off the NW Wendy Lane trail access leads to stunning Kaiser Woods. In addition to a variety of wildlife, trail users will enjoy forests of majestic old growth Douglas Fir, Oregon Ash, Big Leaf Maple, Oregon White Oak and Alder. The Rock Creek Regional Trail was established by the Tualatin Hills the City of Hillsboro Park and Recreation Districts. Maps and information are available at [www.thprd.org](http://www.thprd.org) and [www.ci.hillsboro.or.us/ParksRec/](http://www.ci.hillsboro.or.us/ParksRec/).

**Volunteers 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. There is also a continuing need for volunteers to participate in AAHA Board meetings and to pursue Board member positions. If you have an interest in maintaining the quality and livability of our Allenbach Acres neighborhood, please consider volunteering some of your time for this purpose. Feel free to contact any of the Board members about volunteering. Their names, addresses and telephone numbers are shown in the AAHA website.

**Graffiti Removal**

The Allenbach Acres brick wall was the target of several graffiti attacks in 2012. The response by AAHA was to report the incidents to the Washington County Sheriff's Office, then have the graffiti removed as soon as possible. The Sheriff's Office has been very responsive, sending patrol officers in each case and photographing the graffiti for follow-up by their gang task force. The contractor used by AAHA removes the graffiti completely with a not toxic, environmentally safe cleaner applied through power washing. Please contact a Board member immediately if you see graffiti on Allenbach Acres premises.

**Pets and Fireworks Don't Mix**

Allenbach Acres homeowners are reminded that fireworks may be fun for people, but can be terror to pets. So, please limit your fireworks to the one Fourth of July day, when pet owners can shelter their pets from noise. It is the neighborly thing to do.

**Don't Forget to Vote for AAHA Board Members**

Your dues envelope came with a ballot for selecting the new 2013 AAHA Board. Please take the time to vote. Return the completed ballot with your dues payment in the return envelope provided.