Allenbach Acres
Homeowners
Association (AAHA)

#274
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Portland, OR
97229-4982

Board Members*
Jeff Hull
Nancy Knight
Karen Locke
Zed Newkirk
Clete Werts

Officers*
Jeff Hull – Pres.
Clete Werts – VP
Karen Locke – Treas.
Zed Newkirk – Sec.

*Telephone numbers and e-mail addresses are on the AAHA website at:

www.allenbachacres.org
Dues Reduction for 2014

liability insurance. As a result, we received the same coverage for a reduction of $972. See the following article regarding the reduction in watering charges.

Lawn Watering Charges Reduced by 10%

Despite the summer drought, lawn watering charges were reduced by approximate 10% in 2013. After a higher than anticipated July water bill, our landscaping contractor was instructed to reduce watering times. While this resulted in some minor lawn browning, yearly water charges went down by $302, from $3,061 to $2,759, a reduction of 9.87%. The reduction brought 2013 lawn watering charges more in line with the historical average of $2,606 since 2009.

Volunteer Leaves After 13 Years of Service

Terri Valley, Board Treasurer, opted to end AAHA service effective October 1, 2013. Terri has been a volunteer for 13 years as a Board member, Treasurer and consultant. Our appreciation and thanks go to Terri for the excellent work and dedication. Her knowledge of the CC&Rs and Bylaws, coupled with her historical knowledge of Board activities, has been instrumental to a successful homeowners association. In addition to accounting for revenues and expenses, Terri created and produced the financial statement and budget formats distributed to homeowners each year. The Board relied heavily on her budget status reports to keep costs under control. She will be greatly missed.

New AAHA Volunteer

AAHA would like to welcome John Batdorf, who has volunteered to participate in Board meetings. John moved to Allenbach Acres in September from Bethany View Estates. He chose Allenbach because he loved the neighborhood. John has experience as a Board member at Bethany View Estates Homeowners Association. He has placed his name on the 2014 ballot for AAHA Board member.

As reported in the 2013 Newsletter, AAHA is in the process of undertaking a reserve study. The Board contacted a reserve study specialist, who quoted $1,499 for the initial study and $299 - $799 for yearly updates. Since AAHA has no common property, the Board considered a professional study to be too costly and unnecessary. It was decided that the requirements of the study could be accomplished by Board volunteers contacting vendors for requisite information, then developing replacement and repair schedules. The study should be completed in 2014.
Deferred Road Maintenance Proposal on Hold

AAHA homeowners, along with all other Washington County residents, may face increased vehicle registration fees in 2014. This is because the County has deferred road maintenance costs that are now estimated at $10 million. At the same time, gas tax revenue is not keeping up with the increasing maintenance costs. As a result, the Washington County Board of Commissioners is considering a $30 annual vehicle registration fee dedicated to maintaining the road system. After input from local citizens, the Board of Commissioners has decided to delay consideration of the proposal until the summer of 2014.

On March 24, 2013, the Oregonian newspaper ran an article about the presence of natural radon and possible health effects of excessive radon exposure. Natural radon is present in the ground and can leak through the foundation. Radon is the second leading cause of lung cancer after smoking. Residents located in the 97229 zip code, which includes Allenbach Acres, were rated as "High" risk for elevated radon levels. Oregon public health officials recommend that all homeowners test for radon and that homes with high radon levels be fixed to reduce such levels. Radon gas testing kits can be found at Home Depot, Lowes and most stores that supply hardware.

CC&R Reminders

Paint colors and roofing materials must be approved by the AAHA Board. Authorized roofing materials and roofing colors are published in the AAHA web site.

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

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.

Your dues envelope came with a ballot for selecting the new 2014 AAHA Board. Please take the time to vote. Return the completed ballot with your dues payment in the envelope provided. Ballots will be counted at the Annual AAHA Board meeting.