Slight Dues Reduction for 2015

by 21% from 2010 to 2011 and by another 14% from 2010 to 2012. Working with our landscaper, LandGraphics, the AAHA Board had water times reduced by up to 15%. While the warmer than average summers continued through 2013 and 2014, our watering costs have declined to near historical averages.

2014 AAHA Board Action on Maintenance Issues

In addition to routine maintenance, three projects were addressed during 2014. The first was power washing the brick wall on the north side of NW West Union Road. This year LandGraphics began offering power washing services. To avoid the difficulty of using outside water, a coupler was added to our sprinkler system. This gives LandGraphics easy access to water, making wall power washing easier and cheaper. The second project was the replacement of two trees. Water submersion caused the roots to deteriorate and kill the trees. After removal of the dead trees the soil was raised to avoid the same problem with newly planted trees. The third project is unsightly stains along the brick wall on NW 174th Ave. This problem is caused by mud splatter from heavy rains. The Board has obtained an estimate to remove the dirt and replace it with river rock. This project will be completed in January. Reserve funds were used for these projects, which will have no impact on dues.

AAHA Welcomes New Homeowner

Good news for the Allenbach neighborhood! Srikanth and Shilpa Nangunoori will be turning the vacant lot at the intersection of NW 177th and NW Elkcrest Ct. into a beautiful new home. It is the first new construction at Allenbach for over a decade. The Nangunoori family includes daughters Shaivi, age 6, and Saanvi, age 18 months. Shaivi will be attending Rock Creek Elementary School. Srikanth, a Manager at Intel, moved from India in 2000 and wife Shilpa, a Financial Analyst at Tripwise, joined him in 2004. Currently residing in Hillsboro, the Nangunoori’s look forward to joining the Allenbach community when their home is completed in late 2015. A big welcome to the Nangunoori family!

Solar Panel Installation Requires AAHA Board

The trend toward clean renewable energy and “going green” has prompted homeowners to consider installing solar panels. In 2012 the Oregon legislature enacted legislation to facilitate installation and use of solar energy systems (HB 3516). This law applies to zoning ordinances in counties and municipalities and does not directly apply to homeowners associations. (continued on page 2)
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.

**CC&R Reminders**

Dues are payable no later than January 31, 2015. A $10.00 late fee plus 12% will be assessed to payments mailed after 2/15/15. Collection procedures are published in the

(Solar Panels continued) The Allenbach Acres Subdivision CC&Rs were established for the purpose of, “….enhancing and protecting the value, livability and aesthetic quality of said property.” Since the installation of solar panels may impact the aesthetic quality of our neighborhood, approval by the AAHA Board of Directors is necessary prior to solar panel installation.

**Allenbach Acres not Affected by Road Repair Measure Defeat**

The defeat of Washington County Measure 34-221 will not affect maintenance of roads in Allenbach Acres. Measure 34-221 called for a $30 vehicle registration fee to be used for Washington County road maintenance. Funding for Allenbach Acres roads comes from the Urban Road Maintenance District (URMD). Residents of unincorporated Washington County, which includes Allenbach Acres, pay an assessment of $.2456 per $1,000 as part of their property taxes. A check with Victoria Saagen, Program Manager for URMD revealed that funding is adequate for current and future road improvements needed. Information on URMD can be found in the website [www.co.washington.or.us/urmd](http://www.co.washington.or.us/urmd).

After garbage removal, garbage and yard debris receptacles must be placed out of site from street view. Please place them behind your fence or in your garage.

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.**

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**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 for AAHA Board Members**

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.