January 2016

AAHA 2016 Newsletter
AAHA Website: www.alienbachacres.org

Water Costs Challenge Budget

Lawn watering costs in 2015 reversed the downward trend for years 2013-2014 and were up by 66% over last year. The increase was due to the extended drought and a 10% increase in rates. The AAHA Board had watering reduced dramatically when the May – July water bill came in at 188% over the same period last year. The reduction caused some lawn browning, but saved the budget from tumbling in the red. In November, 2015, Tualatin Valley Water District raised rates another 16%, making this year even more challenging to the budget. Warming trends and rate increases have prompted the Board to begin looking at landscaping alternatives that are less water intensive than lawns. Please contact one of the Board members if you have a suggestion.

AAHA Board to Address Unsightly Front Yards

The above photo, not an AAHA residence, shows the consequences of a neighborhood that ignores front yard appearance. Fortunately, the AAHA CC&R’s prohibit such unsightly conditions. While the vast majority of Allenbach Acres homeowners have well maintained front yards, there are a few that do not. A poorly maintained front yard reflects negatively on neighbors, the Allenbach Acres community and the homeowners themselves. It can bring down home values as well. The AAHA Board will be addressing unsightly front yards more closely this year. Board policies call for a personal discussion with the violator as a first step. If no action is taken, a formal letter is sent. If there is no action after the formal letter, a fine of $100 and $15 per day will be assessed until the unsightly conditions are remedied. Examples of unsightly conditions include weedy, unmowed lawns and untrimmed bushes/trees.

Reminders

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. Roofing materials and roofing colors already authorized are published on the AAHA website.
What's all the Road Construction on Cornelius Pass Road South of U.S. 26?

The stretch of Cornelius Pass Road between U.S. 26 and Cornell Road carries approximately 40,000 vehicles per day and is inadequate for existing traffic. The construction underway is designed to ease this congestion. The project will widen this Cornelius Pass Road section to three lanes in each direction. Additional improvements will include sidewalks on both sides of the roadway, bike lanes on the west side of the road, a separated two-way bike path on the east side, intersection upgrades and additional street lightening. The estimated completion date is 12/31/16.

U.S. 26 to be widened between 185th Ave. and Cornelius Pass Road

The stretch of U.S. 26 between Cornelius Pass Road and 185th Ave. has reached its vehicle capacity. The congestion is due to increased population and employment in Washington County. To remedy this problem, ODOT, the City of Hillsboro and Washington County are designing a widening project that will add one lane to U.S. 26 in each direction. Construction is scheduled to take place in 2017-2018. It will include improvements to the Cornelius Pass Road interchange on the north side of U.S. 26. Additional information on the widening project is available at www.CornPass185.org.

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.

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.