2019 - A Year of Accomplishments

The year 2019 was a good one for AAHA. A major accomplishment was the successful CC&R amendment to prohibit short term rentals, which was prompted by a 2018 homicide during a one night party rental. There was a budget surplus due to lower than anticipated water costs (see following article) and attorney fees. AAHA went all digital by scanning current and historical paper records, which are now consolidated on one flash drive. A reserve study, long delayed, was completed at lower than budgeted cost. The year was wrapped up by implementing an online credit/debit card option to make yearly dues payments (see related article). It was a year of accomplishments.

Annual Greenway Watering Costs Reduced

Between 2014 and 2019, the Tualatin Valley Water District increased water fees by 62%. The higher fees, combined with drought conditions, resulted in a 136% increase in charges for AAHA greenway watering. The rise was particularly egregious in 2018 when our costs went from $4,947 in 2017 to $6,273; an annual increase of 27%. It became clear there had been no monitoring of watering costs by our professional landscape company, so the AAHA Board took decisive action by taking control over the watering schedule. While some browning occurred, the Board succeeded in reducing water costs by 55%, to $2,793 in 2019. The Board will continue to control the watering schedule in 2020.

Budget Highlights

The 2020 Dues will be $165 this year, down from $173 in 2019 and $200 in 2018. Dues were favorably impacted by a surplus in 2019 that was carried over to 2020. Cost reductions will bring the operating component of dues down to $117.00. A Reserve assessment of $48 accounts for the dues total. The assessment resulted from the 2019 Reserve Study that recommended a Reserve fund increase. State law requires that Reserve funds come from annual assessments that are separate from those of operations, so dues invoices breakdown each.

Homeowners May Use Debit/Credit Cards for 2020 Dues Payments

In 2020 homeowners will have the option of paying dues via credit or debit card by going to the AAHA website at allenbachacres.com. The link has been connected to a PayPal account. Homeowners will be prompted to vote for AAHA Board candidates before payments are processed. Dues may still be paid by check, but self-addressed, postage-paid AAHA envelopes will no longer be provided.
AAHA Reserve Study Completed

Allenbach Acres is a Class I planned community as defined by the Oregon Planned Community Act (ORS 94.550). As the homeowners association for Allenbach Acres, AAHA is required to establish a reserve account for the cost of major maintenance and repairs not adequately funded under the operating budget. State law and AAHA Bylaws require an annual Reserve Study of all common property to determine reserve account requirements. Historically, the Board has struggled with this since Allenbach Acres was believed to have no “common” property. In 2019 the Board decided to go ahead with a Reserve Study and contracted with Reserve Study Update. Com to have it done. The lengthy and detailed Study set forth major maintenance replacement schedules for Association administered assets and recommended yearly reserve account assessments of $50.00. After a Reserve Study review, the Board agreed with the recommendation (see “Budget Highlights”). The study disclosed that AAHA does have common property - the cluster mailboxes.

Vehicle Parking In Allenbach Acres

Complaints to the AAHA Board have increased regarding street parking. Please do your part by parking in your garages and driveways. Street parking makes driving around Allenbach Acres that much more difficult and dangerous to navigate. Homeowners are reminded that parking of mobile homes (RV’s), boats, trucks (except pickups), trailers, campers or like equipment, junk cars or other unsightly vehicles are prohibited by the CC&R’s.

AAHA Committees Established

The AAHA Board has established committees to handle Association matters. Following are the committees, their members, and member email contact information:

Architectural Control Committee – (paint, roofing, siding and other architecture requests)
  Clete Werts – clete.werts@avalara.com
  Danny Howell – howell.danny@gmail.com

Compliance Committee – (CC&R violations and exemption requests)
  Ryan DeJong – ryan.dejong@gmail.com
  Jeff Hull – jjhull11@yahoo.com

Dues Committee –
  Jeff Hull – jjhull11@yahoo.com
  Nancy Knight – knight4252@comcast.net

Homeowner Contact Committee –
  Ryan DeJong – ryan.dejong@gmail.com
  Terri Valley – epiispanen@yahoo.com

Community Updates

Leaf Pickup Ends – Clean Water Services has ended its curbside leaf pickup service. Drop off locations will be published this coming Fall.

House Bill 2001 does not apply to Allenbach Acres – House bill 2001, recently passed, prohibits Homeowner Associations from restricting lot development to single detached dwelling units. It does not apply to developments that currently have restrictions in place such as Allenbach Acres.

The Allenbach Acres CC&Rs, Bylaws, and Board Policies are published on the AAHA Website