

ARBOR VILLEBOIS

Owners Association

www.arborvilleboishoa.org

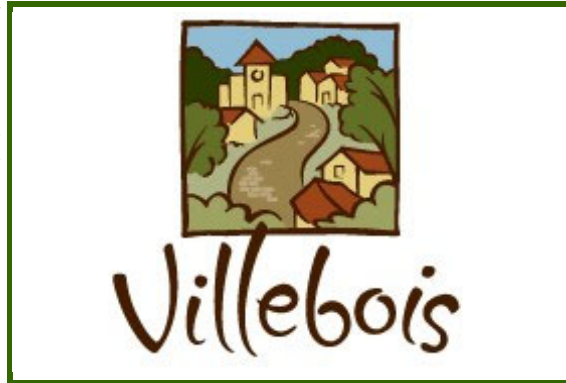
WELCOME!

Welcome to the Arbor Villebois Owners Association! We are pleased that you have chosen to join our community and as a new homeowner, we know you will want to help us maintain the very assets that first attracted you to the Arbor Villebois community.

The expectations associated with owning an Arbor Villebois home are called the Declaration of Covenants, Conditions, and Restrictions, or the "CC&R's", for which the owner of each lot is subject. The CC&R's allow architectural control of exterior changes to your home and lot, so it's very important to read and understand them. Plans for exterior changes to homes and lots are reviewed by an Architectural

Review Committee to ensure that those changes integrate well into the existing design of the neighborhood.

Since you are now a homeowner in our community, you have also become a member of the Arbor Villebois Owners Association. The Owners Association is a non-profit corporation whose principal functions are to maintain the common areas, manage the Association's finances, and enforce the guidelines in the CC&R's. Members of the Association pay assessments in accordance with the budget and elect a Board of Directors to implement the rules and regulations of the community.



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MEET YOUR MANAGEMENT

Although the Board of Directors has the authority to implement the rules and regulations of the community and oversee the maintenance of the common areas, it has chosen to retain the services of Northwest Community Management to provide the daily oversight of the community's needs. Northwest Community Management contributes not only 40 years of experience in the form of advice and counsel, but takes care of the numerous tasks which would otherwise make the Board's job as volunteers a full-time occupation.

Together, the Board of Directors and Northwest Community Management establish policy and direction for the day-to-day operation of our community. If you have concerns or questions regarding the association, common areas, or the community in general, please feel free to contact the Board members or Northwest Community Management at (503)-670-8111, or send them an e-mail at info@nwcommunity.com.

FALL TIPS FOR HOMEOWNERS

Colder weather means your house needs some extra attention before the cold weather really sets in. Luckily, these preventive steps are easy and straightforward. Take the time and you'll save yourself a lot of trouble later

HOT WATER HEATER: Even if you are not a do-it-yourself buff, the simple steps listed on the heater itself should provide you with ample information to keep your heater operating properly. For cleaning the tank or burners, seek professional help. Be sure to keep ALL flammable materials away from hot water heaters! any flooding on hardwood floors immediately as this will cause floor cupping if it is left unattended.

DOORS: Due to seasonal changes in the outside temperature and humidity, there are expansions and contractions that naturally occur in wood. If it seems a bit harder than usual to open or close a door, this is probably a normal seasonal change. Please, only contact the builder if the door becomes EXTREMELY difficult to open or close.

FIREPLACE: Keep in mind that chimneys need cleaning like everything else. The frequency will be directly related to how often you use your fireplace. Some people have them cleaned once a year. We recommend that you call your local fire department and ask their advice.

GRADING: The grading around your home has been done to meet city code regulations. Sometimes homeowners want to make changes for irrigation and landscaping, this sometimes will change the drainage system that was in place. Arbor Custom Homes cannot be responsible for any drainage changes and/or problems that may arise from altering the original drainage system.

OUTSIDE HOSE BIBS: 1. If you have inside shut-offs for your hose bibs, close them. Open your outside hose bib. This will allow any water in the pipes to drain out. Do not leave hoses hooked up to the hose. 2. If you do not have inside shut-offs, leave the exterior hose bibs closed and provide protection for them, with any of the commercially available covers.

MAIN WATER SHUT-OFF VALVE: Be aware of where your main water shut-off is. If you do have to shut off your water and you own an electric water heater, be sure to turn off the circuit breaker to avoid burning out the element. Before you turn the breaker back on, run the hot water in a sink to bleed any air out of the lines.

EXTREME COLD WEATHER CONDITIONS: Leave the cabinet doors under your sinks open to allow warm room air to circulate around the plumbing. You may also want to leave your faucets trickling, especially at night. Running water is much less likely to freeze. Avoid leaving your home unoccupied with the furnace turned down for extended periods of time during the winter months. Spending a few extra dollars to keep the furnace up can save hundreds in water damage repairs.

FOUNDATION VENTS: At various locations around your house, you will find vents in the foundation. Be advised that these vents should not be closed for long periods of time; these vents will help improve ventilation throughout the winter months.

LET THERE BE LIGHT!

Now that we've all switched our clocks back an hour and the days are shorter, lighting is more important than ever. If you observe any streetlights or common area lights that aren't working in your community, please notify your community manager so he/she can get that light working again.

YOU'RE INVITED!

The Board holds its meeting on the second Thursday of each month, at the Tualatin Valley Fire and Rescue off of Oregon Street at 7pm.

FALL GARDENING

Fall is a refreshing time of year for the gardener. The weather is cooling a little. A whole new array of flowers come into their own as the temperatures drop. Fall also is a time for planting. What we do now can determine, to a great degree, how colorful our spring will be.

Gardeners have to plan and plant ahead. If, for example, we wish to have colorful flowers this winter or early next spring, fall is the time to plant. Now we can plant snapdragons, petunias, and dianthus. A little later, as the temperatures cool more, we can add pansies and flowering cabbage and kale. In November, we seed bachelor buttons, poppies, sweet peas, and larkspur. Starting now and continuing for the next couple of months, many fall-blooming perennials will be coming into flower. Now, in late summer or early fall is also a good time to plant some of these perennials:

- Lion's ear, *Leonotis leonurus*, a striking orange-flowered perennial, goes by the common name of lion's ear or lion's mane. It grows to four to five feet tall, with an almost equal spread. Lion's ear flowers only in the fall. But then it flowers with a profusion of the bright orange flowers.
- Cigar flower, *Cuphea micropetala*, has orange flowers shaped like tiny cigars, tipped with yellow. The shrubby plant grows to four to five feet tall with a similar spread. It's tough as nails and very drought tolerant.
- Phillipine violet (*Barleria cristata*) reaches a height of three to four feet tall, with a two to three foot spread. In fall the plant is covered with dark lavender flowers. As the flowers fall from the plant, the ground beneath the plant becomes blanketed with color also.
- Firespike (*Odontonema strictum*) is an old favorite with many gardeners. Reaching a height of four to five feet, the plant is topped with tubular red flowers now and on through fall. Hummingbirds and some butterflies are drawn to the flowers. Firespike prefers partial shade or filtered sunlight.
- Perennial Salvias: There are a number of salvias that bloom heaviest in the fall. Most are three to five feet tall and are attractive to hummingbirds.
 - *Salvia leucantha* (Mexican sage): purple or purple and white flowers. One of the most popular.
 - *Salvia regla*: orange-red flowers
 - *Salvia elegans* (pineapple sage): bright red flowers
 - *Salvia madrensis*: yellow flowers
 - *Salvia miniata*: red flowers
 - *Salvia guaranitica*: dark blue or violet flowers
 - *Salvia greggii*: red, pink, or white flowers on one to two-foot tall plants
 - *Salvia* x 'Indigo Spires': long spikes of blue-purple flowers
- Swamp sunflower and willowleaf sunflower, (*Helianthus angustifolius* and *H. salicifolius*), are large plants with spectacularly brilliant yellow flowers.
- Garden mums, especially the pink-flowering Korean mums, are also good fall-flowering perennials.
- Ornamental grasses combine beautifully with fall-flowering perennials in the landscape. Many kinds of ornamental grasses are peaking at this time of year. Their flowers and seedheads, backlit by the autumn sunlight, make spectacular additions in the perennial bed or border.