

# ARBOR VILLEBOIS

## Owners Association

[www.arborvilleboishoa.org](http://www.arborvilleboishoa.org)

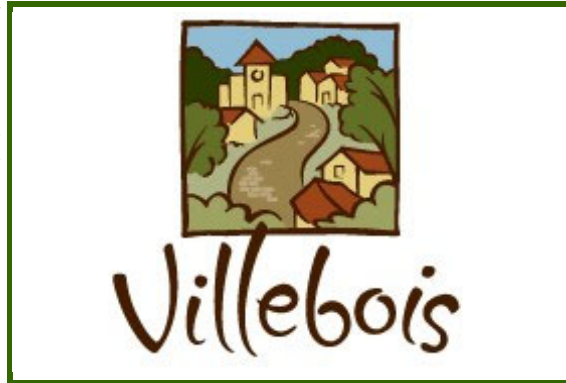
### WELCOME!

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.



P.O. Box 23099  
Tigard, OR 97281

(P): 503.670.8111  
(F): 503.670.0775  
[info@nwcommunity.com](mailto:info@nwcommunity.com)  
[www.nwcommunity.com](http://www.nwcommunity.com)

### 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](mailto:info@nwcommunity.com).

## HOA Reminders...

Sometimes we get so excited to move in, unpack, and settle in that we overlook the important rules of our homeowners association. Here are a few reminders:

- Remember that no outside structures like garden sheds, playhouses, or storage units can be placed on your property without prior approval. Visit the NWCM website ([www.nwcommunity.com](http://www.nwcommunity.com)) for a downloadable copy of the ARC application.
- If you own a boat, trailer, camper, RV, etc., it can only be stored on your lot in your garage. Contact a local storage company if you have something larger that won't fit in your garage.
- For the avid car or truck restorer, remember that you can only keep your priceless automobile in the confines of your garage.
- To get your yard ready for spring and summer, remember that you need to submit an application with your plans and designs for ARC approval before you start.
- Satellite dishes and antennas need to be placed on the back or side of your home, preferably out of view.
- If you're purchasing your house for an investment purpose, remember that you cannot place any "For Rent" or "For Lease" signs on the property.
- You are allowed to place your garbage can and recycle containers outside on garbage day only. All other times they must be kept out of public view.

## *Easy On-the-Go Dinners*

### **Crispy Scallops with Chipotle Tartar Sauce**

- ❶ Mix ½c. bottled tartar sauce, 2 T. chopped scallions, 1 T. orange juice, and 1½ tsp. chipotle hot pepper sauce in a small bowl. Set aside.
- ❷ Put 1 lb. fresh or thawed frozen sea scallops, 3 T. yellow cornmeal, and ½ tsp. each salt and paprika in a plastic food bag; shake to coat.
- ❸ Heat 1 T. oil in a large nonstick skillet over medium-high heat. Add scallops and cook for 3 minutes, turning once, until golden and just cooked through. Serve with sauce.

### **Warm Greek Shrimp Salad**

- ❶ Coat a large nonstick skillet with nonstick spray. Heat over medium-high heat. Add 1 chopped small red onion and 1 chopped medium red pepper; sauté 2 minutes, or until soft.
- ❷ Add 1 lb. large ready-to-cook shrimp and ¼ c. bottled oil and vinegar dressing. Cook 3 minutes until shrimp are just done. Remove from heat.
- ❸ Stir in ½ c. halved, pitted kalamata olives, ¼ c. bottled dressing, 1 T. lemon juice, and 2 tsp. grated lemon zest. Immediately pour over a 9 oz. bag of washed and drained baby spinach; toss to coat and slightly wilt spinach. Sprinkle with crumbled feta cheese.

### **Open-Face Turkey Sandwich**

- ❶ Coat 1 lb. sliced turkey tenderloins with a mixture of 2 T. flour, 1 tsp. poultry seasoning, and ¼ tsp. each salt and pepper.
- ❷ Heat a little oil in a large nonstick skillet over medium-high heat. Add turkey; cook, turning once, 5 minutes, or until cooked through. Remove to plate; cover to keep warm.
- ❸ Add an 8 oz. package of sliced mushrooms to pan. Sauté 3 minutes until mushrooms start to brown. Add a 12 oz. jar of onion gravy and ¼ cup dry white wine; boil 1 minute. Remove from heat.
- ❹ Spread 8 slices firm white bread with 1 c. whole-berry cranberry sauce. Top with turkey and gravy.

## *Download the Form*

Visit Northwest Community Management's website at [www.nwcommunity.com](http://www.nwcommunity.com), then click on "Forms" to download and print the ARC form you need for your ARC application.

## Gardening Tips

If you're looking for some different plants to put into containers on your porches, walkways, and entryways, evergreens, grasses, ferns, perennials, and bulbs can be just the answer. We've compiled a handy list of types and varieties to make that next trip to the landscape nursery a breeze. And for more information and gardening tips, go to [www.NWGardening.com](http://www.NWGardening.com).

### Evergreens

By choosing evergreens, you can purchase a small 1-gal. size and let it grow for a few years into a container. When it becomes too large, move it into your garden or find a new home for it. Plants with winter foliage interest or that bloom in the winter are even more valuable. Suggested plants to use would be:

- *Pieris japonica* 'Variegata', 'Purity', or 'Prelude', lily of the valley shrub
- *Sarcococca rustifolia* (fragrant sweet box)
- *Nandina domestica* 'Harbor Dwarf' or 'Gulf Stream'
- *Euonymus microphylla* 'Variegata' (variegated boxleaf euonymus)
- *Ilex crenata* 'Hellerii' (dwarf Japanese holly)



### Evergreen Grasses and Ferns

These need to be divided every few years to keep their size in check. Look for interesting foliage color and textures.

- *Carex morrowii* 'Variegata' or 'Evergold' (Japanese carex)
- *Carex flagellifera* (brown carex)
- *Helictotrychon semperviven* (blue oat grass)
- *Polypodium polyblepharum* (Japanese tassel fern)
- *Phyllitis scolopendrium* (Hart's tongue fern)

### Perennials and Bulbs with winter interest

This includes other herbaceous perennials, more woody perennials, and bulbs that bloom earliest in our area. The bulbs can be planted in when you refresh your containers in the fall.

- *Muscari* (grape hyacinth)
- *Galanthus* (snow drops)
- *Gaultheria procumbens* (winter green)
- *Hellebores orientalis*
- *Heuchera* 'Chocolate Ruffles' or 'Pewter Moon' (purple leaf heuchera)
- *Saxifragia* 'Variegata' (variegated London Pride)

## Household Tips

- Tired of those pesky plastic shopping bags? Want a nice, neat place to put them so they're out of the way? Try an empty tissue box. You can leave it on the counter or fit it in a drawer or on a shelf. A small square tissue box will hold about 40-50 bags.
- Want a cheap way to freshen your house or car. Try some vanilla extract (or fragrance oils from any craft store)! Simply dab some on a cotton ball and place around the house or in your car. You can even lightly rub the extract or oil on a (cool!) lightbulb and when the light's turned on, the heat of the bulb will warm the oil and fill the room with fragrance.