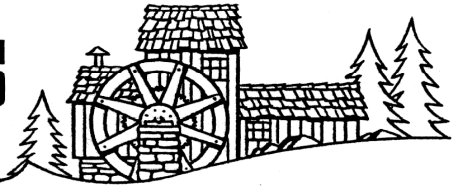


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

1610½ N.W. 143rd Avenue • Portland, Oregon 97229



F E B R U A R Y 2 0 1 1

HAPPY VALENTINES DAY

Clubhouse Rental

THERE'S NEVER BEEN A BETTER TIME TO PREPARE FOR YOUR SPECIAL EVENT.

Weddings, Birthdays, Anniversaries, Commitment Ceremonies, Graduation and many more.

Our Clubhouse is a great value at \$50.00 per day, that's all day. To make this even better we are offering a special program in 2011, rent the clubhouse four (4) times and receive the fifth time FREE - WOW!

HOA Assessments

This is money we use for day to day operations, without these funds we cannot fix your leaking roof, fix your broken sump pump, patch that pesky pot, clear your broken down spout, there are also many other things that will have to be left undone. We have close to \$11,000.00 in past due HOA payments, including four (4) in collections. If you can PLEASE pay your account current, we are all relying on you to do so. We are revising our Collection Resolution Policy, look for your new copy in the mail.

Pool Committee

At the December meeting Vonna Gallaher volunteered to head the Pool Committee. Since there was no newsletter in January we would like to take this opportunity to thank her for volunteering. The pools will be opening sooner than you think. Please consider volunteering as a pool checker when she calls. If we don't have enough checkers the pools will NOT open.

Architectural Committee

They are working on something you will be very interested in. They are going to make a proposal to the board and ask for approval that will change a BIG standard around here. Come to the next board meeting and be a part of the excitement.

Dog owners, please remember to keep your pets on a leash at all times. Remember to pick up their waste, it is a rules violation not to. Dog and cat feces cause disease and when it rains it gets into our ground water and streams. Some pet owners don't think this simple rule applies to them.

We have starting our second year of the assessment. It's time to think about what is going to be happening around here this Spring and Summer. Buildings 15 and 16 will get their up-grades and new paint, this will complete all buildings. Then it's time to start a regular maintenance program for all buildings. Asphalt at the front entrance and exit is proposed to be replaced. When we know these costs then we can make additional plans for work. Also the small pool building was completed late last year and is ready for new paint. We hope you all enjoy it's new look.

NEXT BOARD MEETING FEB. 24TH, 2011 @ 6:30

Community Management, Inc

Steve Meyer

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