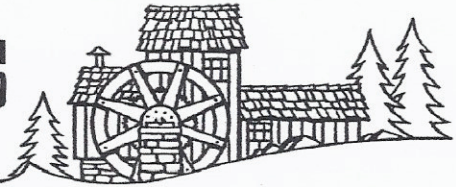


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



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

Clubhouse

DON'T FORGET ABOUT OUR AFFORDABLE CLUBHOUSE FOR ALL YOUR ENTERTAINING NEEDS IN 2012. BOOK YOUR RESERVATION TODAY.

We want to reiterate, we are doing the same promotion in 2012. Rent the clubhouse three times from January 1 to December 31, 2012 and earn a free rental to be used by June 31, 2013. Call Jeri today to make your reservation. Don't wait! If you have a free rental from 2011 you must use by June 31, 2012.

Call Jeri Old to reserve the clubhouse for your party. 503.645.3684. Reserve the clubhouse in advance. First come, first served.

Green Tip #10 Microwave in Glass

Choose heat-resistant glass containers when microwaving foods. Heating plastic wrap and take-out containers increases the risk that harmful chemicals may be released into your food. Small glass containers work perfectly for serving and warming up leftovers. Safety first, microwave in glass.

2012 - Last Year of Assessment

Home values in Portland area predicted to rebound. Portland-area home values fell 3.5% during 2011 but are expected to stabilize and even post an increase in 2012. Good news for us? Let's hope so. There are two items left to complete on the three year assessment: paving and minor clubhouse remodel (flooring). Paving will take precedent. There is still much that needs to be done, reevaluate siding on buildings 7 - 11, finish painting and of course the

never ending water problems - none are covered under this assessment. That's why it's so important that everyone is current on their HOA dues. You never know when you will need minor or even major repairs at HOA expense. Let's set a goal for 2012 to get current and stay current on our HOA dues.

Neighborhood Watch

In January we were alerted that a suspicious person was lurking around Terra Linda (the Condos to our north) and the grade school. An email alert was sent out to 48 of our residents. If you wish to receive future alerts please provide your email address to richmondleflar@yahoo.com If you see suspicious activity call 911 or the non-emergency line 503.629.0111. Be safe.

New Official Website

www.communitymgt.com

Go to Members Only, fill out the registration form. You will be sent an email with your user name and password. Change them if you wish.

NEXT BOARD MEETING Feb. 23, 2012 @ 6:30pm

Community Management, Inc

Steve Meyer

Community Manager

stevem@communitymgt.com

503-445-1216

Laura Segall

Community Administrator

lauras@communitymgt.com

503-445-1117