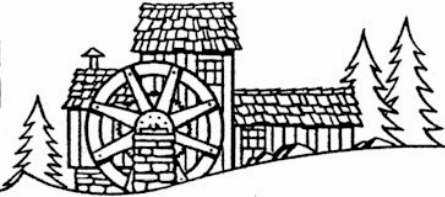


MILLRIDGE TOWNHOUSES

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



November 2012

Meetings

Minutes of the most recent Board of Directors Meeting are included.

We will have two BOD Meetings this month, November 15th at 6:30, and November 29th at 6:30. Our Insurance Company will be here to answer questions about coverage on the 29th. At the meeting on the 15th, the Board will begin discussions regarding the 2013 budget. The budget will be finalized on the 29th. All homeowners are encouraged to attend both meetings as the Board sorts out how to allocate limited resources. Most budget line items will jump more than the US Cost of Living Index increase recently passed by the Board (1.7% this year).

The Board has determined that there should be no December meeting. It would fall between Christmas and New Years.

We have 4 committees actively meeting on behalf of Millridge; they are Architectural, Budget, Maintenance and Landscape. Times and dates of their meetings are posted for you on the office window of the clubhouse, keeping us in compliance with Oregon Open Meeting regulations for HOA's.

Projects update

Sump Pumps have been inspected, and several were found to be connected with extension cords. CMI is coordinating with homeowners for proper connections and repairs where needed. If you need further information, contact Laura at 503-233-0300

Safe Sidewalks Company will begin cutting edges of trip hazards on Monday, November 12th. They will take most of that week to do the needed repairs. There are 140 locations that have been

identified as non-compliant with the Americans with Disabilities Act. Five locations will require the removal and replacement of a portion of the sidewalk. Bids are coming in for that work now. Repairs to the carpeting in the clubhouse are complete. Thank you Jeri Old for following up on this.

Collecting leaves will consume all of our landscaping crew's time for the next two weeks. Gutters will get their attention next, when the leaves are all down.

Now would also be a good time to put faucet covers on outdoor fixtures and prepare for winter.



Clubhouse Dates for November

Please help the homeowners who reserve the clubhouse by opening up the parking places this month on the 7th, 12th, 15th, and the 29th.

New Volunteers

The maintenance Committee has added two new members, Al Kramlich (1722) and Greg Jones (1656). Al is a retired electrician, and Greg is a home inspector, so both bring valuable experience to the team.

Community Corner

Welcome to our new Millridge neighbors in 1716, Cinda and her dad, Bud.

As the 2012 holiday season begins, be mindful of the extra foot traffic and the need for more GUEST parking.

Happy Thanksgiving

Go Ducks

Go Beavers