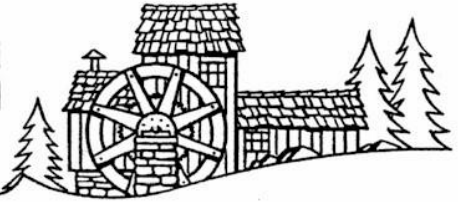


# MILLRIDGE TOWNHOUSES

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



September 2012

## Board Meeting August 23<sup>rd</sup>

Minutes of the most recent Board of Directors Meeting are included. Please take some time to look them over. This will help you keep informed concerning the workings of your Board and the happenings in your neighborhood. Questions?? Please contact a Board member. Next meeting is September 27<sup>th</sup> at 6:30.

A workshop has also been scheduled for September 18 to establish priorities for the remaining funds in the Assessment Account. Treasurer, Chris Scheiff has begun to organize a Budget Committee that will review the new Reserve Study, and have recommendations for the Board and Homeowners in time to meet the November timeline for calendar year 2013. Ann Spencer and Ursula Locke have agreed to be on this committee.

## Pool Closure

At its August meeting, the Board voted to close the pool at the end of the Labor Day weekend. Many thanks to Curt and Vonna Gallaher for all the extra effort extended to keeping both pools in great shape and compliant with Health Department standards. Washington County inspectors were pleased with the maintenance records and their tests confirmed we were doing the right things.

## Architectural Review Committee

We have an opening on the Architectural Review Committee. Our Bylaws state we should have at least 3 members, and we now have two. This is a Board appointed position, so please let a Board member know if you are interested in helping. The committee reviews and approves homeowner requests for exterior changes, additions, or renovations or reconstruction of individual

homes, and or landscaping as described in the governing documents. This group makes design policy recommendations to the Board.

## "Horse Shoe" Drainage Repair Moving Forward

The Board has approved the bid for repairs to the drainage problems that have plagued buildings 4, 5, and 6 during the rainy months. Work is scheduled to begin on the first week in September.

## Clubhouse Dates for September

Please help the homeowners who reserve the clubhouse by opening up the parking places on the 16<sup>th</sup>, the 18<sup>th</sup>, and the 26<sup>th</sup>.

## Homeowner Late Fees

Confusion over the date at which late-fees are added has cropped up; what is the last date in a 31-day month before late fees are assessed. Our resolution (paraphrasing) says that any payment not received within 30 days of the due-date authorizes the Management Company to assess a \$30 late fee.

## Community Corner

Jeri Old tells us the Prince of Peace Church and School to the South of us is creating a community garden. Our residents are invited to participate. <http://www.poplconline.org/contact/>

The CC salutes a 17 year volunteer. A big "Thank You" and shout out to:

Carol Patterson for her years of service to Millridge, most recently as head of the Architectural committee. Ann Spencer has also served on the Architectural committee until this month and made significant contributions to keeping Millridge ship-shape.