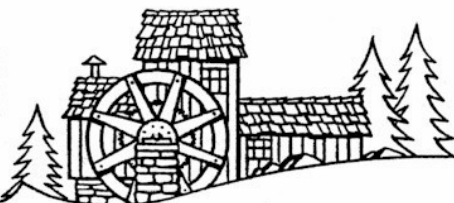


MILLRIDGE TOWNHOUSES

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



April 2013

Meetings

A copy of the minutes from the most recent Board meeting is attached. The next Board meeting will be on April 25th.

Reminder - Notices of times and dates for committee meetings are posted in the window of the clubhouse, and are being sent weekly to homeowners with email. Please keep us posted with any changes to your email address.

Among the matters discussed at the March Board meeting was the availability of information; specifically, financial data.

Each month the most recent report, with a balance sheet and income statement, is passed out at Board meetings, and you can always request a copy.

Last year a Reserve Study was commissioned to identify long-term projects at Millridge, and it too is available upon request. Because it is over a hundred pages, it was emailed in October to owners with email. So if you don't have email and would like a copy, please contact Tim Jackson at 503.914.3000.

Projects update

Just one new project was authorized by the Board this month. The moss growing in the streets will be removed by our landscape contractor.

Community Corner

Clubhouse Dates for April

Our clubhouse is scheduled for use on the 9th, 16th, and 25th. Get your reservations in soon with Jeri Old at 503.645.3684

New Volunteers

With both feet, Nels Olson of 1756 has jumped in to helping us as head of Landscaping. Nels is a trained horticulturist at Evergreen State College, who brings experience in managing his own landscape management company, and who

has been instructing patients in how to use gardening as therapy at Good Samaritan Hospital. He joins Jerri Sly on the committee. Nels will work with Ellen Beighley of Irrigation Management Systems, who has, at no charge, provided new System Controllers that will more precisely manage our sprinkler system to insure maximum results with more appropriate water consumption. Last Year Millridge spent over \$62,000 on water and sewer charges. Almost 30% of what we pay each month in dues goes to this budget item.

Tim Long, our landscape contractor, has trained at the RainBird company website, and has been certified on the new system.

Community Emergency Response

Our neighbor, Ron Bunn's brother Jerry, is a team leader in the FEMA sponsored Community Emergency Response Team (CERT). We are pinning down a time and date for an introduction and training in emergencies that include earthquakes, fires, storms and disaster recovery.

Community Garden

The Prince of Peace Church has begun installing boxes for their gardens along our southern fence. Millridge residents are invited to join this project that will develop community relationships, promote healthy lifestyles, and share the bounty with CARE-TO-SHARE.

Contact the church at 503.645.1211 or email Karina Wehrspann at moelkl11601@frontier.com

Tree Removal

Sometime in late April, arborists will begin to remove a tree that is on the other side of our eastern fence at 13920 NW Marshall. They will need to bring a bucket to our side to minimize the risk of damage to our property. It is not supposed to take more than two days.