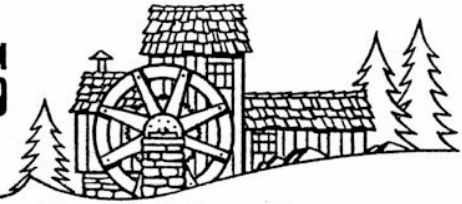


# MILLRIDGE TOWNHOUSES

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



**December 2013**

**Special Supplement**

## Meetings

There will be an Open Forum on December 12, at which Jerry Burn of Beaverton CERT (Community Emergency Response Team) will discuss how our residents can take steps to prepare themselves for disasters. He will start at 6:30 PM.

The November Board of Directors Meeting would have fallen on Thanksgiving, so it was held on the 5<sup>th</sup> of December. The next "Board" meeting will be at 6:30, January 23<sup>rd</sup>.

Several year-end issues and projects were approved:

- The 2014 Budget was approved by the Board, as recommended by the Budget Committee. Copies of the overview and line items are attached.
- Contracts with CMI and Absolute Perfection Landscape were renewed for another two years.
- The 2014 Reserve Study was approved.
- A 1.5% increase in monthly fees (about \$3 per month) as authorized by our Bylaws. The Board may increase monthly fees each year by the US Cost of Living Index. Recall that in September, a majority of homeowners also voted to increase fees by 25%.
- Clow Roofing won the bid to replace the roof on Building 4.
- Underground Solutions has been authorized to begin repair/replacement of rain drains in front of buildings 15 and 13.
- The bid for roof moss removal from Tim Long was accepted, and he will begin treating areas that have visible build-up.

## Board Members

Laurie Seifert has assumed the remaining term for the open Board position. She will be the Member At Large.

Chris Scheiff has had to resign, so once again we have an open position. Please let a Board member know if you are interested in helping.

## Water Lines

This year we had another incident with a broken water line. Several homeowners have installed extensions from an outside faucet using PVC. These lines can freeze and break if not turned off for the Winter. Tim Long has installed some with a separate shut-off valve in the crawlspace. This means the owner must go into the crawlspace to turn off water pressure to the extension. Failure to do so can result in a water break that can not only damage the owner's property, but also that of the common area and some neighbor's. And you can guess who would be responsible for the costs. We have a \$10,000 deductible on our insurance.

We spend more on Water and Sewer than any other line item in our budget. We can't afford to waste it.

## Dog Waste

A homeowner has placed a sign on a dumpster that suggests someone is not picking up after their pets. There are fines at Millridge for failure to pick up after Fido.

## Community Corner

**Shirley Carlson** has worked with Tim Long to decorate the sign at the front entrance.

**Jeri Old** decorated the clubhouse for the holidays, including the Christmas tree.

**Elaine Clawson and Jeaneen Bestul** put up the red ribbons on the lamp posts.

Be sure to thank them when you see them next.

**Merry Christmas and Happy Holidays**