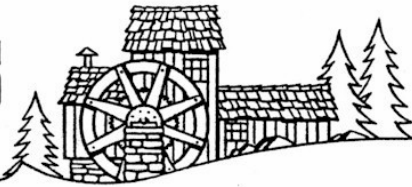


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



December 2013

Meetings

The next Board meeting will be on December 5th at 6:30 (delayed due to Thanksgiving).

This month our insurance coverage was renewed with *Vern Newcomb, who will be here to answer questions on December 5th.*

Contract discussions are under way with Absolute Perfection Landscape, and with CMI. Agreements will be voted on at the next meeting.

We have a volunteer to fill out the remaining open Board position, Laurie Seifert. If anyone else would like to be considered, the Board will vote at the next meeting.

Our barrel for the Sunshine Food Drive has a long way to go just to get to last year's level. It is brought out during the day, and moved inside overnight, so look for it in front of the clubhouse.

Projects Update

Roof Repairs - Bids for a new roof have been received for building 4, and a vendor will be chosen at the next meeting.

Moss removal bids are in for roofs of several buildings, and a choice will be made at the next meeting.

Sidewalks will be power-washed this week.

Rain Drains - Clogged drainpipes in front of buildings 13, 9, and 15 were scoped with a camera, and six were determined to be clogged by tree roots. Bids are in and a vendor will be chosen on the 5th.

Sump Pumps - Two new locations for sump pumps have been identified, and a replacement has been ordered for one that is not functioning.

Gutters and Downspouts - Bids for clearing gutters and downspouts are in, and a vendor will be chosen on the 5th.

Community Corner

Another Party?

After Glen and Colleen's successful party last month, several residents have expressed an interest in helping with a Christmas party. We need someone to play host, so let a Board member know if you are willing to take charge. We will help get the word out.

Clubhouse Dates for December

Right now, the clubhouse is booked for the 5th, 22nd, 24th, and 25th. Get your reservations in soon with Jeri Old at 503.645.3684.

Volunteers

Members of the Budget Committee have presented their recommendations to the Board, and a budget will be approved on the 5th. Many thanks to Charlene's crew, Ann Spencer, Katy Walker, and Glen Beckley for the in depth analysis they have done.

Sue Seaver is looking for volunteers to assist with the Reserve Study for 2014. Call 503.629.9049