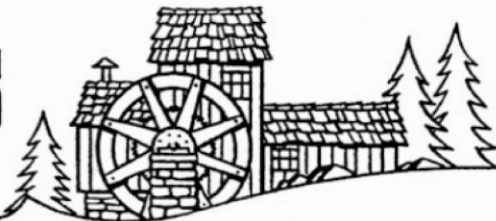


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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

February 2013



Meetings

A copy of the minutes from the most recent Board meeting is attached. The next Board meeting will be on February 28th.

Congratulations and best wishes to Charlene Bray, who was elected to fill out the remainder of the open Board position. Charlene will assume responsibility as Treasurer, and Chris Scheiff will become Secretary.

As mentioned last month, the Board has authorized the creation of an ad-hoc committee to evaluate our revenue stream, and offer recommendations for closing the gap between our income and our expenses. Shirley Carlson will schedule the first meeting, at which time a chairperson will be selected, and committee membership will be finalized. Right now it is being called the "Revenue Stream Committee" because it will make recommendations for funding our Operating Account, our Reserve Account, and offer suggestions for a possible Special Assessment.

This was brought home to us when we learned that condos are now required to transfer 10% of their dues to fund reserves if buyers want to have FHA financing. While this is not yet the case for Planned Communities, our attorneys tell us, we should expect it in the near future. Look for a meeting notice in the clubhouse window, and/or please contact Shirley by February 10, 2013 if you are willing to serve. Call her at 503.645.3894.

Projects update

There are no new major projects underway at the present time. Ongoing tasks include the

addition of zinc strips on the roofs of some buildings where moss is an issue, and trimming the length of sprinkler heads near sidewalks.

Clubhouse Dates for February

Our clubhouse is only scheduled for use on the 28th. Get your reservations in soon with Jeri Old.

New Volunteers

Two new volunteers are needed for the Landscape committee. Please contact a Board member if you can help. We are evaluating using volunteers to do some of the swimming pool tests during the winter in order that we may cut the frequency of costly testing by a vendor. If you can help, please Contact Curt or Vonna Gallaher at 503.645.8821.

Community Corner

Prince of Peace Lutheran Church will be opening a new Community Garden this spring. Millridge residents are invited to join this project that will develop community relationships, promote healthy lifestyles, and share the bounty with CARE-TO-SHARE, a Washington County relief agency. Contact the church at 503.645.1211 or email Karina Wehrspann at moelkl11601@frontier.com

Coyotes have been spotted at Terra Linda; **do not put food out for cats.**