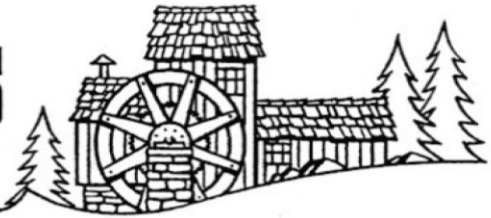


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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

January 2013



Meetings

No Board of Directors meeting was scheduled for December. Our next BOD meeting is January 24th; homeowners are encouraged to attend.

Steve Meyer from CMI will also attend.

Charlene Bray has volunteered to serve out the remaining portion of the open Board position.

The BOD must vote to approve her appointment on the 24th.

We have 4 committees actively meeting on behalf of Millridge; they are Architectural, Budget, Maintenance and Landscape. Times and dates of their meetings are posted for you on the office window of the clubhouse.

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. Please call or email Tim Jackson tim@timjackson.com or Chris Scheiff chriss@millridgehoa.com if you are able to assist. Help us avoid our own version of the fiscal cliff. We have deteriorating paving, siding and gutters that need repairs.

Projects update

Gutters and downspouts have been a serious problem this year, and all buildings have now had them cleared. Please submit a Homeowner Request if yours are not performing properly.

We have also discovered some end-units are venting their dryers through the roof improperly. If your dryers are not vented to an external wall, and if you are experiencing difficulty with exceptionally long drying times, please submit a Homeowner Request.

Our landscapers will begin trimming some trees that pose a risk of fire because they hang over chimneys.

They will also begin cutting sprinkler heads that extrude above ground and pose a trip hazard.

Clubhouse Dates for January

Our clubhouse is scheduled for use on the 5th and 24th, so get your reservations in soon with Jeri Old.

New Volunteers

Two new volunteers are needed for the Landscape committee. Betty and Paul will be missed, and are anxious to help lend their experience to the new members.

Community Corner

In December, Millridge residents filled a container with non-perishable foods for the Sunshine Food Bank. Thanks Jeri Old for all your help with this project.

Thanks again to Carol Patterson and her team for the red ribbons on the lamp-posts for the holidays.

Many thanks to Jeri Old and Ursula Locke, who decorated the tree in the clubhouse.

Transparency

Our Board is taking steps to insure that all decisions that impact homeowners are made in the full light of day. So it becomes important that homeowners attend meetings to participate and express their opinions. This would make a great New Year's Resolution.

Happy New Year