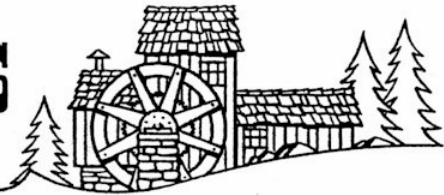


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



July 2013

Meetings

Our Annual Homeowners Meeting was held on June 27th, and Charlene Bray was elected to the Board of Directors for a new three-year term. A copy of the minutes is attached.

Also attached are the minutes from the Board of Directors meeting that followed. At that meeting, officers of the Board were selected as follows: President - Tim Jackson, Vice President - Sue Seaver, Secretary - Chris Scheiff, Treasurer - Charlene Bray, At Large - Rich Leflar. The next Board meeting will be on July 25th.

Special Meetings - Three special meetings were held in June for the purpose of providing detail to owners about the status of Millridge finances. About half our owners attended one of the three. Our Revenue Review Committee offered thoughtful suggestions for closing the gap between our income and our expenses. The Board has approved a recommendation that we have homeowners vote on a 25% increase. The dates for that meeting will be announced in coming weeks.

At the next meeting of the Board, there will be discussion of a resolution intended to clarify Article VII (7.1) of our CC&Rs. Our attorney has advised us to take this action to remove the ambiguity that it contains.

Projects update

Gutters are once again a problem now that the helicopter seeds have finished falling. Bids have been approved for clearing gutters & downspouts, so work will begin during the second week of July.

Handicapped parking signs were recently approved for two parking spaces near the clubhouse, and will be installed this month. The costs of them are not being paid by the HOA, but by the requesting homeowners, Shirley Carlson and Linda Eggers.

Community Corner

Volunteers

Special thanks to Robin Dunbar, who is leading the Architectural Control Committee. Robin follows up very carefully on homeowner requests. Modifications to the exterior of the buildings go through this team and help us maintain high quality appearances.

Clubhouse Dates for July

Our clubhouse is scheduled for use on the 8th, 21st, and the 27th. Get your reservations in soon with Jeri Old at 503.645.3684.

Neighborly Reminders

Recycling - Please make an effort to distribute trash to other bins at Millridge, rather than pile trash around a single site.

Pool Decorum - Please remember to obey the posted rules at both pools. We are slipping away from adherence to their guidelines.

Please also be aware that you have neighbors in close proximity of the pools, so loud voices interfere with the enjoyment of the pool and the peace and quiet in nearby homes.