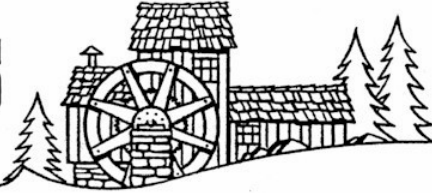


# MILLRIDGE TOWNHOUSES

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



**March 2013**

## Meetings

A copy of the minutes from the most recent Board meeting is attached. The next Board meeting will be on March 28<sup>th</sup>.

Congratulations and *thank you* to Peggy Aitchison, who has assumed the Chairmanship of the Revenue Review Committee. A number of residents have expressed concern that our revenue falls short of what may be needed to adequately maintain the buildings and common ground.

As of January we no longer have funding from the Operational Assessment. During the first five year assessment from 2005 through 2009, increases from the annual Cost of Living Index were waived. Unfortunately, our utilities did not remain static. Had we maintained the Cost of Living Index increases, the HOA would now be receiving an average of about \$38 more per month per unit. No COLA increase was assessed in 2010 and 2011, but again, costs did not go down.

We are also not in compliance with Reserve requirements for funding projects like paint, road repair, and roof replacement. FHA recommends we double what we are placing in that account. The 2013 Reserve Study, done last year, recommends an even higher funding level. Peggy's team is now seeking feedback from homeowners.

Please contact Peggy, Shirley Carlson, Ron Burn, Linda Eggers or Chris Scheiff. Peggy's email address is [aitch13@comcast.net](mailto:aitch13@comcast.net). Her phone number is 503.332.3842.

They will meet again in the clubhouse on Tuesday, March 5<sup>th</sup> at 6:30.

The Architectural control Committee is scheduled to meet again on March 18<sup>th</sup> at 6:30 in the clubhouse.

## Projects update

Additional zinc strips have been installed on buildings that are more prone to growing moss; bids for moss in the streets are being sought; and work has begun to cut unsafe sprinkler heads down to ground level.

## Community Corner

### Clubhouse Dates for March

Our clubhouse is scheduled for use on the 5<sup>th</sup>, 18<sup>th</sup>, and 28<sup>th</sup>. Get your reservations in soon with Jeri Old.

### New Volunteers

Jerri Sly has volunteered to serve on the Landscape committee, but is unable to chair it. We still need at least two more volunteers. Curt and Vonna Gallaher have begun skimming and testing the pool during the off-season, allowing us to save \$160 per month. Hats off to the Gallahers ☺

### Parking Problems

Several homeowners are parallel parking in front of building 16. Several more have cars parked that are not being used regularly, and several are not even attempting to use their garage. Attached is a copy of the Parking Resolution and enforcement will begin upon distribution of this newsletter.

### Garbage Problems

It has come to our attention that raw garbage is not being bagged and is going into both recycle bins and dumpsters. It sticks to the bottom, stays longer, and stinks. Please be considerate about dumping raw garbage.