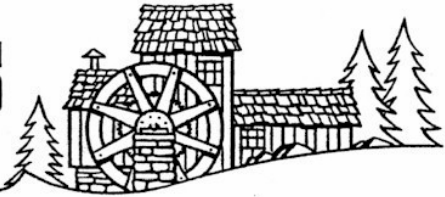


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



May, 2013

Meetings

A copy of the minutes from the most recent Board meeting is attached. The next Board meeting will be on May 23th.

Reminder - At 6:00 on Monday May 6th, David Schwindt, of Schwindt & Co., Certified Public Accountants, will address *all homeowners* on *Understanding our Reserve Study*. The importance of the Replacement Reserve funding cannot be overstated if we are to maintain the quality of life we enjoy at Millridge. Another meeting of all homeowners will be called within two weeks to vote on a proposed increase in monthly fees. The committee formed to review our funding and make recommendations has examined multiple options, and will share their thoughts at that time.

The Landscape Committee is asking homeowners to refrain from planting or spreading ground cover on common areas without authorization. Because this is a year of austerity, we appreciate the generosity of owners who are willing to spend their own money to help. A long-term master plan is being developed by Nels Olson and the committee, in concert with Absolute Perfection Landscaping, to be efficient with the limited funds we have.

Projects update

No expenditures for new projects have been authorized this month. But a team of volunteers will do more power washing of the paving around the pools, and the Architectural Control Committee has identified several side unit fences that need moss removal and/or paint. Another volunteer group will assist with this work.

Community Corner

More Volunteers

Ursula Locke has updated the homeowner roster and alphabetical list of residents. A copy is attached.

Marcia Policar has volunteered to head the search team for candidates to fill a Board of Directors position that will open up in June. If you are interested in helping point Millridge in the right direction, please call Marcia at 503.614.2092

Clubhouse Dates for May

Our clubhouse is scheduled for use on the 6th, 13th, and 23rd. Get your reservations in soon with Jeri Old at 503.645.3684

Community Emergency Response

Our neighbor, Ron Burn's brother, Jerry, is a team leader in the FEMA sponsored Community Emergency Response Team (CERT). We have set a date for his team to train Millridge homeowners in emergency responses to natural disasters. We will meet in the clubhouse on July 22nd.

Time to get those flags out for Memorial Day; it's the first summer holiday to celebrate the USA and those who have proudly served.

New emergency contact information forms are included here. Please fill them out ASAP and place them in the clubhouse mailbox. Remember the mailbox is NOT for HOA payments.