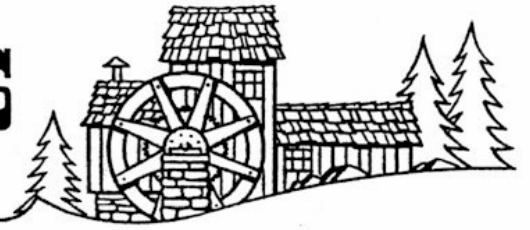


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



September 2013

Meetings

A copy of the minutes from the most recent Board meeting is attached. The next Board meeting will be on September 26th at 6:30.

At the September meeting we will vote on a 25% increase in monthly fees. An affirmative vote of 49 homeowners will be required to pass it, so we need every homeowner to come out and vote. You should receive a notice in the mail from CMI that will include proxy forms if you are unable to attend.

A recall petition has received sufficient signatures that a Special Meeting has been scheduled for October 3rd at 6:30. A collection of homeowners has asked for a vote to remove Tim Jackson from the Board.

Projects update

Handicapped Parking - The designation of handicapped parking spaces will now go forward. These spaces will meet building codes and will be enforceable by law. If a disabled person with a permit wants to park there, and a car without a permit is in the space, the handicapped driver can take action against the owner of the car and Millridge if we fail to enforce it. This means vehicles can legally be towed.

Tree removal - Removal of trees that have the potential to be a safety risk will begin shortly. Three have been identified as a hazard, and one that can be saved is earmarked for treatment.

President's message

There appears to be some confusion over the communication process with our representative from CMI, Lisa Campbell. The contract with CMI, signed several years ago and renewed in January of 2012 says, "CM will receive

Correspondence from the Board and owners; this correspondence includes email transmissions. CM will assist the Board with follow-up correspondence". And it also says "The Board Chairman/President shall be the direct liaison between the Board and the CM".

Nobody is restricted from communicating with CMI. But action steps taken by CMI should come as a result of Board decisions and communicated by the President.

Every month we are billed for additional administrative costs above that covered by the contract, a copy of which is available upon request. Most of those expenses are unnecessary research questions, and complaints by neighbors.

Clubhouse Dates for August

Our clubhouse is scheduled for use on the 13th and the 26th. Get your reservations in soon with Jeri Old at 503.645.3684.

Neighborly Reminders

Vandalism - We have had a rash of incidents that individually are minor, but collectively are worth calling attention to. We have had a peeping Tom, a gas tank siphoned, a garage door lock pried off, telephone wires pulled from the box, two trailers in back were taken (but recovered) and light bulbs on a motion activated fixture were unscrewed.

Please do your best to avoid giving these vandals something to work with. And please call the Washington County Sheriff's office if you witness anything suspicious.

The Non-emergency number is (503) 629-0111
Of course, the emergency number is 911.

Pool closures

Pools will close on September 15, or sooner if weather dictates.