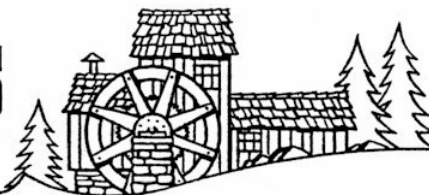


**HOMEOWNERS' ASSOCIATION**

**MILLRIDGE TOWNHOUSES**

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



**December 2014**

**Meetings**

On December 4<sup>th</sup> the Millridge Board of Directors met; minutes are attached.

Dana Murphy has volunteered to fill the Board position, vacated by Dave Clarke. The vote to approve her was unanimous. That term will expire in June of 2017. A fifth position on the Board remains open to someone who will take an active interest in how Millridge is managed.

The 2015 budget and the 2015 Reserve Study were approved by the Board.

Also approved was the 2015 Cost of Living Allowance (COLA) increase of 1.7%, to be effective on January 1<sup>st</sup>.

The next Board meeting will be on January 22<sup>nd</sup> at 6:30. Submissions of new Homeowner Requests need to be in by January 12<sup>th</sup>.

If necessary, a Special Board Meeting will be called to address any urgent issues. Notice will be placed in the window of the clubhouse. Emails will go out to those who have it.

**Projects**

The pot-hole between buildings 15 and 16 has finally been repaired. A celebration is being planned.

With the leaves now down on most of our trees, the Board approved clearing the gutters and downspouts. HOA Maintenance Company will do the work. They will also install safety anchors, so that any company can do the job and be OSHA compliant in the future.

Seven Dees submitted the winning bid to power wash the sidewalks, and remove moss on curbs.

In the area where the two pines trees were removed (the side of Building 6), plans were approved to add replacement shrubs.

**Community Corner**

**Volunteers**

Shirley Carlson and Tim Long have put up the holiday lights at the front entrance. Vonna Gallaher has been maintaining the plants there. Elaine Clawson and Jeaneen Bestul put up the bows on all the lamp posts.

Please thank them if you see them.

**Clubhouse**

Now is a good time to call Sue Seaver to make your reservations for using the clubhouse. Sue is at 503.799.2169. So far, we have only one reservation, and it's on the 24<sup>th</sup>.

**Sump Pumps**

If you have one, please contact Robert at CMI if you have not already arranged to get it inspected. Call him at 503.233.0300.

**Insurance**

This year Millridge will be covered by a new Insurance carrier. American Family Insurance will protect us with very similar terms as we had. The new policy also covers earthquake, and has a deductible of \$10,000. A copy can be seen at [www.millridgehoa.com/insurance/index.htm](http://www.millridgehoa.com/insurance/index.htm)

Our Bylaws require that each owner have coverage for that first \$10,000, and this year CMI will be seeking evidence of your policy, when they send out this year's payment books.

CMI will also be seeking the license plate numbers of cars parked anywhere on the property, and those that are not reported as owned by a resident will be towed.

**Best Wishes for the Holidays**