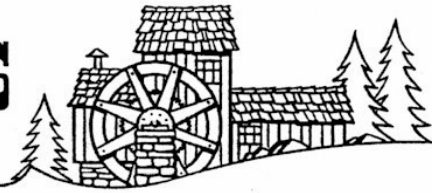


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



February 2014

Meetings

On January 23rd, the Millridge Board of Directors met; minutes of that meeting are attached. Also attached are the year-end financials. Noteworthy is the difference between the amount spent and the amount budgeted. We were able to hold spending to a number under 11%, and we saved over \$ 24,000. This was done in spite of a dramatic budget reduction in new landscaping. For 2014 we have restored some of that budget, and you should see the differences this season.

The Board welcomed Glen Beckley, who jumped right into assuming responsibilities as Secretary. Glen has had some luck with reducing water consumption for Millridge by installing a low water consuming toilet. So the Board approved a plan, effective January 1, to give a free clubhouse use to any homeowner who replaces a toilet with a similar water saving throne. It is estimated that about 30% of water consumed in the home is used by the loo.

Projects

Work is continuing on replacing rain-drain pipes in front of building 13. As soon as that work is complete, building 15's rain-drains will be next. Work to replace the roof on building 4 is almost complete. Many thanks for accepting the inconvenience this has caused.

Additional work on unit 1642's sump pump continues. The company that installed it was unwilling to complete the project, and a second vendor's bid has been approved.

Gutter and downspout clearing will begin soon. We have received a far better and more accurate price from Absolute Perfection Landscape for this project.

Volunteers

As previously mentioned, Glen Beckley has joined the Board of Directors. Glen played a key role on the Budget Committee, and has been digging deeply into steps we can take to reduce water consumption, our largest single expense here. Carol Parker will now head the Welcoming Committee. She will provide welcome packets for new residents.

Sue Seaver will assist with the clubhouse until a volunteer steps up. Without a manager for this, we may reach a point where the clubhouse won't be available for rentals.

Ursula Locke has published an updated list of residents, and it too is attached.

Community Corner

Emergency contacts

Recently we have been challenged to check on homeowners who live by themselves. Please be sure that CMI has emergency contact information for the *resident* (s) of your unit; a significant number here at Millridge live by themselves.

Attached is a form for updating your contact information. Please fill it out and send it to:

Lisa Campbell

Community Management, Inc.

2105 SE 9th Ave

Portland, OR 97214

Open House

At 6:00 PM on Wednesday, February 19th, the clubhouse will be open to homeowners for our first **GAME NIGHT**. Bring your Chess Board, Checkers, Monopoly Boards, Playing Cards, Dominos, and competitive spirit.