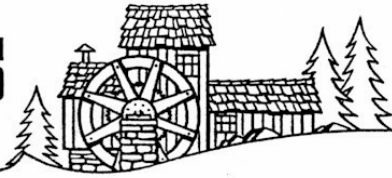


# MILLRIDGE TOWNHOUSES

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



**March 2014**

## Meetings

On February 27<sup>th</sup>, the Millridge Board of Directors met; minutes of that meeting are attached.

The Landscape committee has decided to meet regularly on the third Monday of each month at 6:30. Nels' new phone number is 503.706.2217.

## The President on Parking

Among the most egregious examples of behavior that negatively impacts neighbors is where some of us choose to park. Violations of our parking regulations are getting more common and complaints more frequent. Visitor parking is for visitors. If your garage is full, and you can't park there, you are imposing hardships on your neighbors. Users of the clubhouse need access for their guests, and Buildings 1, 2, 3, 15, and 16 also need those same few spaces for visitors. Please use your garage for its intended purpose, rather than a warehouse or a workshop.

As President, my attempts to give prior notice owners who park in violation of the Bylaws have made me more enemies than I need or want. I did not write the rules and I was never given a list of owners for whom the rules do not apply. I'm trying to help!! I have placed copies of the Parking Regulations on windshields before the really threatening letter comes from CMI. When that letter arrives, it can get very expensive for the owner (fines, property liens, potential towing). Do the right thing by your neighbors. Who is parking on the East fence? Our records need updating. Please call Elaine Clawson if you have a vehicle there. 503-466-9925.

## Projects

Work is complete replacing rain-drain pipes in front of building 13. Similar work has begun in front of building 15. As part of that job,

Underground Solutions will have to cut into the asphalt between buildings 15 and 16. Traffic should be able to get through fine.

The Board has approved the cleaning and painting of side-unit fences in front of 1668 and 1712. Work should begin in mid-March.

Clow Roofing has inspected all garage roofs, and determined they were good for another 3 to 5 years. There was one exception, 1598, and the Board has approved a new roof for that garage.

## Common Property

Recently, the Board has had complaints about the placement of personal property on Common Grounds. The Board is now compelled to respond. While nobody wants our neighborhood to look like a state hospital, without individuality, we also need to respect our bylaws, and maintain uniform standards. The property in front (and back), and the outside of the buildings belong to the HOA, so we all need to respect what is placed there.

Permission for the placement of plants and "art" is required by the Architectural Control Committee.

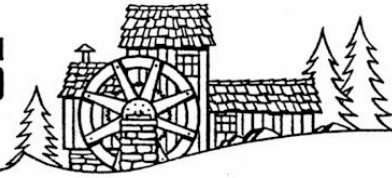
That is accomplished with the submission of a Homeowner Request Form. Forms submitted prior to 2009 are unavailable, and may need to be resubmitted. The Board is seeking homeowner feedback. Please contact a Board member to share your opinions; all will be respected. Should we continue allowing flags? Do we restrict what can hang from trees and gutters?

Homeowner Request Forms are downloadable at <http://www.millridgehoa.com/documents/OWNER%20REQUEST.pdf>

Please mail letters with your thoughts to Millridge/CMI at 2105 SE 9th Ave., Portland, OR 97214. Board member email addresses are at [www.millridgehoa.com/contacts.htm](http://www.millridgehoa.com/contacts.htm)

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Also of concern is the warrantee on the Hardi-Plank siding. This material contains agents that harden after about 2 years, so it cracks when nails and screws are inserted. Items attached need to come down, and the holes caulked by the homeowner(s).

## Community Corner

### **Volunteers**

We need another volunteer to help with the Architectural Control Committee. Please contact a Board member if you can help.

### **Open House**

At 2:00 PM on Sunday, March 23rd the clubhouse will be open to homeowners for our second **GAME NIGHT**. Bring your Chess Board, Checkers, Monopoly Boards, Playing Cards, Dominos, and competitive spirit. Something to snack on is also a good idea.

### **Snow Days**

A special salute to residents who checked in on singles during the Winter weather. And a snappy salute to those who shoveled snow from the sidewalks for themselves and their neighbors.

### **Thanks Brooke Shaver**

We now know that Walker Garbage will not charge for additional Recycling Carts, so more will be added - particularly to locations that serve more than one building.

### **New Incentive For Saving Water**

Homeowners who replace their old toilets with a High Efficiency Toilet and receive a \$75 rebate from Tualatin Valley Water District (use this web site for more info on the rebate program <http://www.tvwd.org/conservation-->

[rebates/request-a-rebate/residential-toilet-rebate.aspx](http://www.tvwd.org/conservation--rebates/request-a-rebate/residential-toilet-rebate.aspx)).

The Millridge Board approved an incentive for homeowners to save water. Homeowners who replace their old toilets with High Efficiency Toilets (as evidenced by a \$75 rebate from Tualatin Valley Water District) will be eligible to use the Millridge Clubhouse for one day without charge. According to TVWD 35% of water consumption in the average home is from toilets, so if all the toilets in the 97 units were replaced we'd save a lot on the Millridge water bill. Last year, we exceeded our budget for water by \$3,000 so we need to do everything we can to conserve water.

### **Microprocessors To Be Installed On Millridge Irrigation System**

Microprocessors will soon control the irrigation valves. They will receive weather info and will avoid turning on sprinklers when rain is forecast. This is not costing the HOA any money and should greatly improve our water conservation efforts.

### **National Night Out**

Ron Burn is creating a committee to have Millridge participate in the National Night Out. <http://natw.org>. Ron says, "This is a day when people hold a get-together to strengthen community cohesiveness and crime resistance, and to get to know their neighbors, and hopefully local public safety officials. Terra Linda has been participating for several years". The event is usually held on the first Tuesday in August. If you are interested in helping contact Ron Burn from 1640 at 503.690.4530.