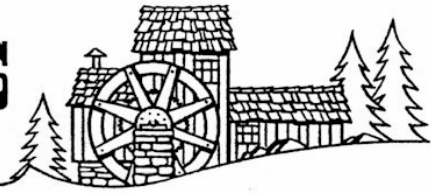


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



May 2014

Meetings

On April 24th, the Millridge Board of Directors met; minutes of that meeting are attached. The next Board meeting will be on May 22nd.

The Architectural Control Committee will meet on May 22nd. All Owner Requests should be in by then for approval before the Board meeting.

Projects

Underground Solutions has redirected water from under unit 1640, and installed a sump pump in the well next to building 6.

Volunteers are still collecting donations to purchase mulch for common areas. Charlene Bray has successfully contacted owners in buildings 13, 14, 4, 5, and 6, gathering donations for mulch. Volunteers are still needed for buildings 1, 2, 3, 15, and 16.

Parking

What exactly are the parking rules at Millridge? There are two governing documents that cover what is allowed, and disallowed; the Bylaws, and the Parking Resolution that was approved by the Board in February 2011. These documents are to be given to every new homeowner at closing, and to every new renter. They are also available at:

www.millridgehoa.com/Documents.htm

The Parking Resolution primarily covers management of the numbered spaces on the East fence. It describes what vehicles are required to park there. It also says: "**Parallel parking by anyone in front of buildings is prohibited**".

Our Bylaws state: **At no time shall parking be allowed within the Planned Community except within garages and clearly marked parking spaces as shown on the Plat.**

Lastly, the Bylaws state:

"It shall be the responsibility of each member to allow maximum ease of pedestrian and vehicular ingress and egress over walks and driveways by

prohibiting automobile parking in front of garages or in the alleyways"

The exception, as spelled out in the Parking Resolution, occurs when owners are loading and unloading. Under those circumstances an owner actually has 24 hours. But if the garage door is closed, you are not loading and unloading.

Communications

Confusion remains over who may communicate with CMI, our property management company. Every homeowner is not only entitled to communicate with them, but is asked to start all discussions with CMI. CMI is authorized to pay up to \$ 500 on an emergency basis, and has after-hours access for that purpose. Other than emergencies, all action steps taken by CMI must be communicated to them by the President of the HOA. **This is part of the CMI/Millridge contract.** Your requests will then be sent by CMI to the Board of Directors for disposition. That contract is available to any homeowner upon request. CMI is at 503.233.0300.

Community Corner

Volunteers

Curt and Vonna Gallaher need volunteers to check the chemical levels at both swimming pools. Call 503.645.8821. If we don't get enough volunteers, we **legally cannot open them**. It is easy, and just takes a few minutes.

Jeanen Bestul is now on the Architectural committee. Thank you, Jeanen.

Marcia Policar and Shirley Carlson have volunteered to serve on the Nominating Committee for the Annual Homeowners Meeting in June. At that time, we will vote on Board positions currently held by Laurie Seifert and Sue Seaver. Marcia is at 503.614.2092, and Shirley is at 503.645.3895.