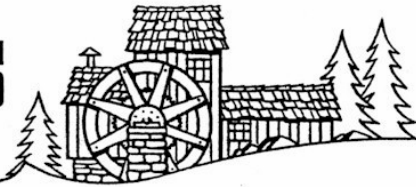


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



November 2014

Meetings

On October 23rd the Millridge Board of Directors met; minutes are attached. The next Board meeting will be on December 4th.

Submissions of new Homeowner Requests need to be in by November 26th for the Landscape Committee, and November 23rd for the Architectural Control Committee.

Projects

Several remaining areas have new siding being installed on buildings 11 and 12.

Repairs to tiles around the perimeter of the front pool will begin as soon as the contractor is approved by CMI.

Repairs on the patch of asphalt between buildings 15 and 16 is now scheduled for a dry day soon.

The updated Homeowner's Manual has been printed and are being distributed by Carol Parker. If you do not have one yet, contact Carol at 503.629.8880.

Based on the September 30th, presentation by Steve Carper from Tualatin Valley Water District, the Board agreed to use a professional and licensed company to audit and make changes to our sprinkler system. Among his findings were that we are over watering in *most* areas, and under watering in others. Steve recommended a new plan begin installation before the system is turned on in the spring.

Owner financed projects were approved for several locations as shown in the minutes.

Removal of the large trees on the North side of building 6 has begun.

Liability and Property Damage Insurance was approved with American Family Insurance Co.

The deductible will remain the same, so homeowners do not need to change their existing coverage.

Community Corner

Board Openings

Two openings on the Board of Directors now exist. Sadly, Charlene Bray has submitted her resignation. We owe her a generous thank-you for all her years of service to Millridge. With just three members, we will have a quorum if all three attend meetings. Needless to say, we should fill both of the openings ASAP.

Homeowner Request Forms

When filling out a HO Request Form, please: Circle the Committee to make the decision. Please use a separate form for each request. Make sure it is legible and easy to replicate. Include a drawing if you think it will help. Include dimensions and measurements. Send it to CMI at the address shown on the bottom of the form - They will send it to the appropriate committee.

Clubhouse

Now is a good time to call Sue Seaver to make your reservations for using the clubhouse. Sue is at 503.799.2169. There are no reservations so far this month.

Newly adopted guidelines call for the clubhouse to be cleaned quarterly, rather than monthly, so please be sure to clean up after you use it.

Parking

Elaine Clawson reminds us that a maximum of two parking spaces may be used in the West alley by one homeowner. We have a couple of openings, but if a homeowner requests a spot, those with more than one will be asked to remove a vehicle. Elaine can be reached at 503-466-9925. Vehicles there must have Oregon license plates that are current.

Happy Thanksgiving