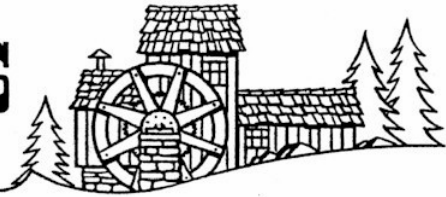


HOMEOWNERS' ASSOCIATION

MILLRIDGE TOWNHOUSES

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



December 2015

Meetings

On December 8th the Millridge Board of Directors met. Minutes are attached. The next Board meeting will be on January 28th.

New Homeowner Requests need to be submitted by January 11th in order for the appropriate committee to review them. Robert Melum has resigned from the Board, and Tim Jackson will fill the position. Betty Lukins will Join the ACC.

Projects

The Board has approved sidewalk repairs that will include the walkway in front of the clubhouse, at 1732 and 1682. Work will begin when weather permits.

Owners with sump pumps are being scheduled for the annual inspection. Contact Amanda at CMI at 503.233.0300 if you have not yet been scheduled.

The bid to clear the gutters and downspouts was approved, and HOA Maintenance Services will begin work very soon.

The new agreement with Pacific Landscape will restore provisions that include blowing alleys and sidewalks clear of leaves.

Repairs to the siding of unit 1646 were approved, conditioned upon updated Insurance information from the winning bidder.

Repairs to two side-unit fences at 1596 and 1654 have been approved, and should begin soon.

The contract with Pacific Landscape to install the pavers for a path through the mud in front of the Horseshoe has been signed. Work can now begin.

2016 Budget and Homeowner Dues

Barring a vote of all homeowners, there can be no increase in homeowner fees for 2016. The Bylaws allow the Board to raise them based on

the US Consumer Price Index, which was flat through October.

This has created a severe burden on the Budget process. One of our largest monthly expenses is the water bill. It has gone up 16% this year and will go up another 16% next year. That means other operational expenses will have to be trimmed. Some are more voluntary than others. You may want to attend Board meetings this Spring so your voice can be heard in selecting priorities if we fall short.

Over the last four years frugal spending has allowed us to save over \$ 80,000, most of which will be going from Operational Accounts to the Reserve Account for long term projects.

Community Corner

Volunteers

You can't help but notice the decorative holiday additions to the lampposts. Those were created by Jeri Old, Betty Lukins and Jeaneen Bestul with greenery donated by from Ursula Locke's sister. Thank you also to Ron Burn, Tim Jackson and Terry McGowan for hanging them.

Volunteers are needed for the Maintenance Committee. Contact Isaac McGuire at 503-267-7240.

Speaking of whom, did anybody get a photo of Isaac, in his rolled up pant-legs, trying to open the drains in front to release the small lake we had?

Clubhouse

Now is a good time to call Sue Seaver to make your reservations for using the clubhouse. Sue is at 503.799.2169. For December, we currently have four reservations on the 5th, 19th, 20th, and 24th

Merry Christmas and Happy Holidays