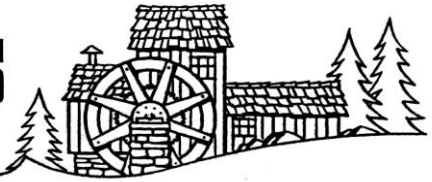


HOMEOWNERS' ASSOCIATION
MILLRIDGE TOWNHOUSES

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



December 30, 2014

MRHOA/205/CMI/24

2015 BUDGET

You will find attached the recently approved budget with a 1.7% increase. The approved budget will take effect on January 1, 2015. The Board of Directors is working hard to keep the Association running successfully by analyzing requirements of the HOA and to make good decisions to protect the HOA assets. Your Board re-evaluates the needs of the association each year and will adjust the budget accordingly. Please review and keep for future reference.

COUPONS

Under separate cover, you should have received your coupon book for your use in paying your 2015 HOA fees. To ensure proper credit of your checks to your account, please use your coupon book when making your payment. If you are on ACH you will not receive a coupon book and your deduction will be adjusted for the budget year.

The coupons are pre-addressed and a window envelope is supplied for your use. If you are hand-addressing an envelope, please mail your check to:

P.O. Box 54568, Los Angeles, CA 90054-0568.

Please do not mail general correspondence with your check as payments are taken directly to the bank. Please mail any correspondence to the offices of Community Management, Inc., AAMC at 2105 SE 9th Ave, Portland, OR 97214.

ENCLOSURES

There are three enclosures with this notice for your review and your records. If you have any questions, feel free to contact Community Management, Inc., AAMC.

- ✓ 2015 Approved Budget
- ✓ Important Notice for E-Payment Users
- ✓ Owner/Tenant Information Request Form

REMINDERS – ACTION REQUIRED

Proof of Insurance

Recently Millridge switched to a new Insurance carrier. American Family Insurance's policy also covers earthquake, and has a deductible of \$10,000. A copy can be seen at www.millridgehoa.com/insurance/index.htm.

Pursuant to the Bylaws of Millridge Townhouses, all homeowners are required to provide proof of personal homeowners' insurance.

8.1 (c): *“Each Owner shall be responsible for obtaining, at his own expense, insurance covering his property not insured under paragraph (a) (Property insurance covering loss or damage from occurrences including, but not limited to, fire, vandalism, and malicious mischief with extended coverage endorsement; and such other coverages such as flooding), and against his liability not covered under paragraph (b) (A policy or policies insuring the Association, the Board of Directors, Owners, and managing agent against liability to the public or to the Owners and of Common Area and their invitees or tenants incident to the Lot ownership or use of the property), unless the Association agrees otherwise.”*

Please forward proof of your personal insurance to the offices of Community Management, Inc. no later than March 1, 2015. You may do so by emailing Lisa Campbell at lisac@communitymgmt.com or by mailing your insurance certificate to:

*Millridge Townhouses c/o CMI
2105 SE 9th Ave
Portland, OR 97214*

Auto and Pet Registration

If you have not already done so, please take a few minutes to fill out the attached Owner/Tenant Information Request Form. You should take special care to include vehicle information (including the license plate number), as Millridge will be towing cars that aren't registered with CMI. Please also include any information about any pets you own.

Have a safe and happy New Year!