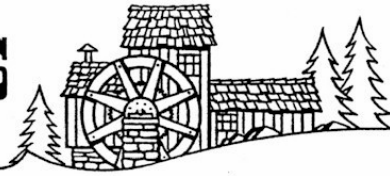


MILLRIDGE TOWNHOUSES

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

March 2015



Meetings

On February 26th the Millridge Board of Directors met; minutes are attached.

The next Board meeting will be on March 26th at 6:30. A fifth position on the Board remains open to someone who will take an active interest in how Millridge is managed. Officer changes will be discussed at the March meeting.

Submissions of new Homeowner Requests need to be in by March 13th.

Projects

No new major projects are currently underway, but plans for updating the sprinkler system are being evaluated.

Arborists have advised us that the junipers along the North fence have contaminated the soil, so that replacements would shortly die too. A different new hedge should be planted when they have all died and been removed.

Paving

Questions about the condition of our roads have again been raised. Concern that this was to be addressed in the three-year assessment, but was not completed, continue to be expressed. A Special Assessment may be needed.

Registration Data

Currently only 24 homeowners have submitted proof of insurance. Attached is a list of all owners, the names of those who have complied are highlighted. This is required in our Bylaws, so it is NOT optional.

Incidentally, we have discussed in previous newsletters that **insurance on the dwelling over \$10,000 is a duplication of the coverage you have with the HOA.** Of those coverages that have come in, they are as high as \$200,000, and only 3 were under \$15,000.

Please return the form with auto license numbers. Vehicles on the property must be

registered to an owner or their temporary visitors. We do not want to tow the wrong cars and trucks.

Financial Reports

The January Financial Report disclosed a discrepancy that was discovered just two days before the Board meeting. This generated much discussion at the February meeting.

We learned that the bid for our Property Damage insurance coverage, approved in November, was in fact, the offer submitted the year before to CMI by American Family Insurance. CMI has acknowledged the error. This means that for the remainder of the year, we are likely to have spending well over budget. The difference is over \$7,000.

We also discovered errors made with the accrual system of accounting, as it relates to our Sewer charges. CMI had not used the same standards each month of 2014. This too has been corrected at CMI.

Community Corner

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 March, we have no reservations.

Emergencies at Millridge

Certainly, ambulances, fire trucks, and Sherriff's cars, when called to Millridge, generate concern for the health and safety of our friends and neighbors. But these emergency service folks are not able to share details with others.

CMI has a list of contacts for emergency follow-up with relatives of those who live alone. This information is also on the official website, but available only to Board members. Of course, Board members will try to help with a search.