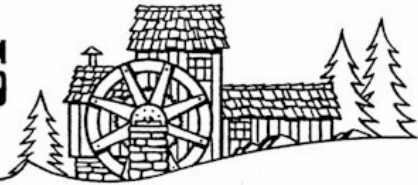


MILLRIDGE TOWNHOUSES



June 2016

Meetings

The most recent Board of Directors meeting was held on May 26th. Minutes are included. No board member volunteered for the Presidency, so the job remains open. The next Board meeting is scheduled for Wednesday June 29th, following the Annual Homeowners Meeting. One new Board position will open. That meeting will begin with check-in at 5:45.

New Homeowner Requests need to be submitted by June 13th so the appropriate committees can review them.

Projects

The first phase of the PGE project was recently completed, with phase two beginning on June 9th. Pacific Landscape will begin spreading bark dust throughout the complex in mid June.

Power washing side unit fences and chimneys is complete, and painting will begin soon.

Tree trimming and removals are now completed.

Downspouts have been replaced on the main buildings.

New Parking Resolution

An Ad-Hoc Committee, formed to make recommendations for change to our Parking Resolution, has offered its recommendations that were then approved by the Board. This was driven by the frequent complaints about poor availability for visitors in five key areas.

Recommendations to the Board were provided, and the new resolution is being written. They include the following:

- Labeling some outside spaces exclusively for visitors.
- Numbering and assigning outside spaces to specific owners.
- Beginning September 1st, charging a fee for outside spaces of \$35 per month for the remainder of 2016, and then \$ 50 per month in 2017

- This will include spaces along the East fence.
- Opening up room behind building 16 to accommodate trucks that are too tall to fit into garages.
- Limiting outside spaces to just one vehicle per space
- Parking behind garages for loading and unloading is permitted, and evidence of that will be an open garage door.
- No overnight parking behind the garages will be allowed, and the 24 hour notice has been removed. After one warning, the vehicle will be towed.
- All owners/occupants will be asked to submit license numbers of vehicles they drive at Millridge.

Fines Resolution

The Board has approved a change in the Fines Resolution lowering the time allowed to fix a finable offense from 10 days to 24 hours. A repeat of the same offense within 180 days makes the fine immediate.

Rental Limitations

Millridge has a limit of 14 units that can be rented. Some owners of these units are not reporting occupant information as required by the Rental Amendment to the CCR's. So an Ad-Hoc committee has been appointed to gather the detail, and get us back on track.

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.

Swimming Pools

Both pools are now open. Temps are set at 80 ©