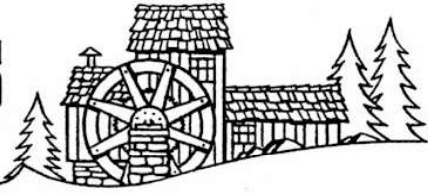


MILLRIDGE TOWNHOUSES

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



January, 2018

Meetings

IMPORTANT HOA INSURANCE INFORMATION

Join your neighbors at the clubhouse on Thursday, February 8th at 6:00 PM. The Millridge HOA insurance agent will be here to explain the coverage and limitations of the policy Millridge HOA has with American Family Insurance, and how that coverage works with individual homeowners' policies. It's common for townhouse owners to be either over-insured or under-insured through their own homeowners' policies because of the coverage and deductible associated with the HOA's property insurance. Join us in the clubhouse to learn about this important subject.

The next MONTHLY BOARD MEETING will be on Thursday, February 22nd at 6:00 PM.

Homeowner Requests must be submitted to CMI by February 9th to be addressed at the February meeting. CMI will forward your request to the appropriate committee and the Board. Millridge Bylaws require prior recommendation from the Architectural Committee and approval of the Board for any additions or modifications to common ground. You can find Homeowner Request forms at the entrance to the clubhouse, on the CMI website, or by contacting Laura Holgate at lauraabshergolgate@gmail.com.

A specialist from Washington County will be here to offer "Recycling 101" immediately prior to meeting.

Informational Meeting about Garage/Flat Roof Recoating: Thursday, March 12th, at 6:30 PM.

Mike Gleason, President of Commercial Roof Coatings, LLC will be at the Millridge Clubhouse to answer questions about their proposal for replacing/recoating all flat roofs, which is under consideration by the board. **Owners are encouraged to attend!**

Landscape Committee Meeting: There will be no meeting in February. However, if you have something for their consideration please submit a Homeowner Request form to CMI or contact Christine Morris at cgmorris48@gmail.com.

Millridge Residents: Announcements

Ad-hoc Funding Options Committee. The Board has authorized the creation of this committee to identify and research potential methods to fund the replacement of flat roofs without reducing the replacement reserve balance to an unacceptable level. They will report on the pros and cons of each funding option identified, and then make a recommendation for a proposal to be voted on by owners. Jason Wong or Yang Thao, both of whom are Shwindt Reserve Study Specialists, will act as a consultant to provide guidance to the committee and be part of a community meeting regarding the HOA funding situation and various funding scenarios.

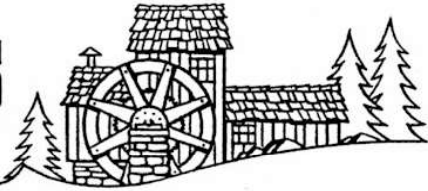
A Few Reminders:

HIDDEN WATER LEAKS: Water-coloring tablets were recently distributed to all units, along with information from TVWD on how to find hidden plumbing leaks. The purpose was twofold: one, to provide information to help owners discover leaks that may cause damage to their units and be costly for them to repair; and two, to identify leaks that may be driving up the HOA water bills. If leaks are discovered, the owner will need to have a plumber make repairs at the owner's expense, but should also report the leak to board member Tom Messecar. Although plumbing repairs are the responsibility of the owner, water leaks have the potential of causing damage to neighboring units and can be costly to all owners since water is an HOA expense.

PATIO TREES: If you have a tree in your private courtyard, it is your responsibility to maintain the tree. Leaves from trees that overhang the roofs or gutters can clog gutters, which can eventually cause damage to the siding. If the gutter becomes clogged with leaves and debris from a tall tree in your courtyard in between the regularly scheduled gutter cleaning by the HOA, please clear the gutters yourself to prevent additional maintenance costs and potential damage to gutters, roofs, or siding.

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Recycling – avoiding rejection of our recycling bin contents. Walker Garbage has notified Millridge that recycling bins containing inappropriate materials will not be picked up. See the attached table from Washington County Recycling for guidance on what is acceptable and what is not and how to prepare your materials. **Join us on February 22nd at 6 pm (immediately prior to meeting) for "Recycling 101," presented by a specialist from Washington County.**

Bird Feeders in Courtyards. The HOA doesn't have authority to make a rule about bird feeders in courtyards, since the courtyards are the private property of the owner and not common area (nor visible from common area). However, the board suggests that owners NOT have bird feeders in their courtyards because they attract rats and other pests. Each owner is responsible for controlling rats or other pests in their courtyards.

If you do have a bird feeder, here are some prevention tips:

- **Use a Seed Tray.**
- **Choose No Waste Bird Food.**
- **Clean Up** regularly by sweeping up seeds and hulls on the ground.
- **Store your bird seed safely** in airtight, watertight, rodent-proof containers.

Thank you to Glen Beckley, Bob Hetzer, Carol Parker, Jeaneen Bestul, all the committee members, board members, and other volunteers who put their time, efforts, and skills to work to make our community a better place! If you are interested in volunteering for community projects, please contact Sue Seaver, the Volunteer Committee Chairperson at 503-629-9049.

Thanks to Sue Seaver and Carol Parker for organizing the work to place red ribbons on the lamp-posts for the holidays.

Thanks to Deb Messecar for volunteering to do the newsletter.

Community Corner

Community Events

If you are interested in hosting a community event at the clubhouse please contact Christine Prince to coordinate.

Clubhouse

Now is a good time to call Sue Seaver at 503-629-9049 to make your reservations for the clubhouse for spring.

HOA Contact Information

CMI: 503-233-0333

Board Members:

Christine Prince: 503-332-7945

Tom Messecar: 971-713-2194

Laura Holgate: 503-453-4172

Sue Seaver: 503-629-9049

Jim Bauer: 503-747-2027

To Reserve Parking in East Alley (back fence):

Elaine Clawson: 503-466-9925

To Update Contact Info in Directory:

Ursula Locke: 503-439-8581

To Reserve Clubhouse:

Sue Seaver-503-629-9049

Committee Chairpersons:

Architecture-Justin Redd: 503-799-6065

Landscape-Chris Morris: 503-737-7353

Maintenance-Glen Beckley: 503-645-2642

Pools-Penny Moody: 503-308-1225

Neighborhood Watch-Shirley Carlson: 503-645-3894

RECYCLING

Commingled Recycling In the Roll Cart

NEWSPAPERS & MAGAZINES: Just toss into the roll cart.

CORRUGATED CARDBOARD: Flatten boxes and toss into the roll cart. For large boxes, flatten and place next to the roll cart – stack no larger than 3' x 3' wide. **Do not include wax-coated cardboard.**

SCRAP PAPER: Scrap paper includes: unwanted mail, envelopes, fax paper, greeting cards, paper egg cartons, paper tubes, and cereal boxes. Place scrap paper into a brown paper bag and toss into the roll cart. **Do NOT include tissue paper, paper towels, or paper coated with food, wax, foil, or plastic.**

METAL CANS: Includes: aluminum and tin/steel food can). Rinse the can clean, and toss it into the roll cart. *No need to remove labels.*

AEROSOL CANS: Thoroughly empty the can through normal use, **remove and discard the plastic cap**, and toss the can into the roll cart. For your safety, **do not flatten/puncture the can, or remove the nozzle.**

SCRAP METAL: Scrap metal includes: foil, bolts, hangers, and all other metal objects. Place all metal that is **smaller than 36 inches long and less than 40 lbs.** into the roll cart. **Do not include metal that is contaminated with plastic, food, or other non-metal materials.**

PLASTIC BOTTLES AND MILK JUGS (plastic bottles have a neck that is smaller than the base). **Remove and discard the lid**, **rinse the container clean**, and toss into the roll cart. **Do not include plastic bottles that have come into contact with motor oil, pesticide, or herbicide.**

RIGID PLASTIC CONTAINERS AND BOTTLES:

Allowable:

- bottles, containers, and tubs 6 oz. or larger;
- milk containers—do not crush or flatten;
- margarine/butter/yogurt/cottage cheese tubs—no lids please!
- rigid buckets 5-gallons or less—with/without a handle;
- rigid plastic plant pots 4" or larger (not the kind you can easily crush)

MILK CARTONS AND DRINK BOXES: Remove any plastic (handles, spouts etc.), rinse clean, drip dry, and place into the roll cart. Straws and wrappers need to be placed into your regular garbage cart.

Beside the Roll Cart in Yellow, Red or Blue Bin

GLASS BOTTLES AND JARS: Use your red or yellow bin to collect recyclable glass. **Remove the lid and rinse the container clean.** **Do not include window glass, mirrors, cookware, drinking glasses, or broken glass.** Place the container next to your roll cart.