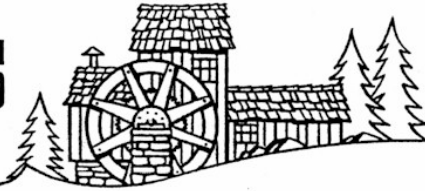


MILLRIDGE TOWNHOUSES

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



September, 2018

Call for Volunteers for a Budget Committee

The Board is still calling for volunteers to form a budget committee to assist with the preparation of our 2019 budget and to examine and propose solutions to address needs identified for 2019 operational and reserve spending. This is a good way to learn more about how your HOA dues are put to work to maintain value in our homes.

Meetings

Landscape Committee Meeting scheduled for September 13th at 6:00 PM: If you have something for their consideration please submit a Homeowner Request form to CMI or contact Christine Morris at cgmorris48@gmail.com, preferably by the **1st Wednesday** of the month.

Landscape questions regarding work that should be part of routine maintenance can be directed to Christine Morris who will then follow up with the Pacific Landscaping crew.

The September Board of Directors Meeting will be held September, 27th at 6:30 PM. Homeowner Request forms must be submitted to CMI by the 3rd Wednesday of the month (except for Landscape Committee requests, which are due by the 1st Wednesday of the month) to be considered at the board meeting. CMI will forward your request to the appropriate committee and the Board. Millridge Bylaws require prior approval for any additions or modifications to Common Area, or any additions or modifications to exterior portions of your unit (windows and doors, for example) that are part of your individually-owned property, but visible from Common Area. HOA Board approval must be received in advance of any such changes.

You can find Homeowner Request forms at the **entrance to the clubhouse**, on the **CMI website**, or by **contacting Laura Holgate**, Millridge HOA Secretary at lauraabsherholgate@gmail.com.

Announcements

The garage roof surfacing project is almost completed! The crew for the garage resurfacing project has received many compliments from the homeowners for their conscientious work! Work will be completed very soon.

Large plastic tubs that contained the silicone product have been stored in the back RV area and along the fence behind Building 11. The silicone residue can easily be cleaned out and then these tubs could make an excellent porta-potty for an earthquake event and for other purposes as well. Homeowners are welcome to come and take the left over tubs. Any not collected will be disposed of by our garage roof contractor.

Pool closure date! The pool closure date is currently scheduled for September 30th weather permitting. Pool checkers please continue your very fine work which was praised by the pool inspectors to Penny Moody.

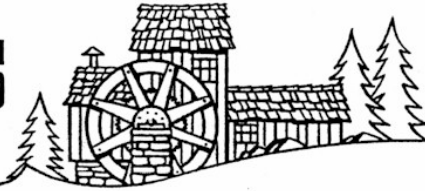
Pool Phones for Calling 911. Please note, there are emergency telephones near each pool. These are in the pool areas to provide a means to call for help in an emergency in the pool area. One is located at each pool. Just open the cabinet to call.



Cigarette butts – no one wants to see them! We have a request from the maintenance committee. Recently a number of butts (especially Marlboro)

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have been seen near the mailboxes at the east end of the Millridge property and the small pool. Please do not leave cigarette butts on the property.

Disposing of gardening left overs at end of season.

If you have had plants in pots and want to dispose of your plants, containers, and soil, please do the following. First, you can throw out your soil into the raised garden bed in the back. Second, the plants can be discarded in the lawn and garden recycling barrels also in the back. Third, any plastic pots you don't want can go in plastic recycle bins.

Architectural Committee (ACC). Requests that pertain to this committee, should be requested **per the directions for any other homeowner request.** Jim Bauer is our new ACC Chairman.

2018 Millridge Reserve Study. The Reserve Study and all HOA documents are available on the CMI website. Instructions for accessing the CMI website are attached to this newsletter. The reserve study will also be emailed to homeowners. Printed copies of the Reserve Study are available on request from CMI or from the HOA Secretary. Please note that the full Reserve Study is very large (124 pages long), so to avoid printing costs, please try to view the reserve study online.

Clubhouse

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

Millridge Volunteer Corner

Thank you!

Thank you to all the committee members, Board members, and all 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 Deb Messecar for volunteering to do the newsletter.

Community Corner

HOA Contact Information

CMI: 503-233-0333

Steve Meyer, Direct Line: (503) 445-1216

Board Members:

Jim Bauer: 503-747-2027

Laura Holgate: 503-453-4172

Tom Messecar: 971-713-2194

Justin Redd: 503-799-6065

Sue Seaver: 503-629-9049

To Reserve Parking in East Alley (back fence):

Elaine Clawson: 503-466-9925

To Update Contact Info in Directory:

Laura Holgate: 503-453-4172

To Reserve Clubhouse:

Sue Seaver-503-629-9049

Committee Chairpersons:

Architecture-Jim Bauer: 503-747-2027

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

MILLRIDGE HOMEOWNERS ASSOCIATION

IMPORTANT INFORMATION FOR MEMBERS: WHERE TO FIND IMPORTANT DOCUMENTS

Community Management, Inc. ("CMI"), the property management company for Millridge Homeowners Association, maintains a website for Millridge HOA where you can find copies of all of the Millridge HOA documents, including the CCRs, Bylaws, Resolutions, Amendments, Meeting Minutes, Reserve Study, Budget, House Rules, Phone Roster, Forms, and other governing documents and important information. The Millridge website maintained by CMI can be accessed through CMI's main website at <http://www.communitymgt.com> and is the official website of the HOA.

Since the website is exclusively for members of the HOA, you will need to register. You will need your CMI account number to register. The account number can be found on your coupon book or by calling CMI. Once registered, you can access it at any time to read or print documents, make a payment, or submit an online homeowner request.

To access the official Millridge website:

1. Go to: <http://www.communitymgt.com>.
2. Click on **Your Community** tab along the top of the page, which will open a drop-down menu.
3. From the drop-down menu under the Your Community tab, click on **Association Web Portals**, which will open up the **Member Home** page.
4. On the Member Home page, click on the **Registration** tab along the top of the page, which will open a drop-down menu.
5. From the drop-down menu under the Registration tab, click on **Sign Up** and follow the instructions on the screen.
6. After you've signed up, you can check the box to save your sign-in information on your computer. If you choose that option, you won't need to re-enter your login name or password each time - it will be entered automatically and you will only have to click the "sign in" button.

CMI Phone: 503-233-0300

Steve Meyer is the Community Manager assigned to Millridge.

Email: stevem@communitymgt.com

Direct dial line: 503-445-1216

If you need help finding something on the website or would like to suggest additional information to be included on the website, please contact Laura Holgate, the HOA secretary.