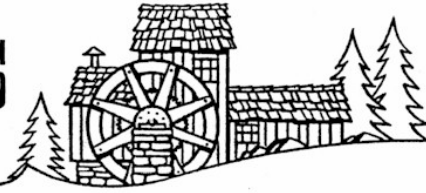


MILLRIDGE TOWNHOUSES

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



January 22, 2019

Meetings

The next regular Board of Directors Meeting will be held February, 7th at 6:30 PM.

Reminder: New schedule for board meetings!

Regular monthly board meetings are now being held on the 1st Thursday of each month, unless notice is given otherwise.

OWNER REQUESTS

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 of a request must be received in advance of any such changes. To review a request, the board needs properly completed Millridge Homeowner Request form submitted according to the deadlines below.

OWNER REQUEST DEADLINES: To have a request considered at the next meeting, please note these deadlines:

Maintenance, architectural and general HOA requests must be submitted to CMI 10 days prior to the board meeting (the 4th Monday of the preceding month).

Landscape committee requests must be submitted by the 2nd Thursday of the month in order for the request to be discussed at the landscape committee meeting, (which, beginning in February, will be held on the 3rd Thursday of each month) and voted on by the board at the next board meeting.

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.

Request Submission Process: ALL REQUESTS MUST BE SUBMITTED TO CMI using the MILLRIDGE HOMEOWNERS REQUEST FORM.

We must have this form filled out to act on any request. Email is the preferred method of receipt of the Millridge Homeowners Request form, but if you don't have a way to email the request you may mail it to CMI's Portland office (not to the payment address) OR drop the request in the HOA office mail slot at the clubhouse for a board member to email it to CMI. If you drop a request in the mail slot at the clubhouse you must notify a board member that you've deposited it there because the office isn't regularly checked for requests. Within a day of receipt, CMI will forward your request to the appropriate committee chairperson and the board of directors.

COMMITTEE NEWS

Maintenance Committee

Please consider volunteering for this committee. Please see attached job description and contact Justin Redd or a board member for more information. You do not have to be the chair, we are seeking members as well.

Landscape Committee

The next landscape committee meeting will be held on Thursday, January 24th. Landscape questions regarding work that should be part of routine landscape maintenance (as opposed to a specific request for a one-time project) can be directed to Christine Morris via email who will then follow up with the Pacific Landscaping account manager.

Architectural Committee (ACC)

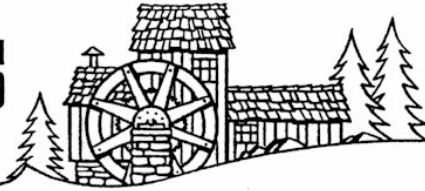
Jim Bauer is the ACC chairperson. Other committee members are Betty Lukins, Jeaneen Bestul, Elaine Clawson, and Chris Scheiff.

Clubhouse

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

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January 22, 2019

Announcements

If you see a maintenance issue Please report it to the board! It helps if you fill out a Millridge Homeowners request on the problem (you can mark on the form that it does not pertain to your unit if the issue is on common ground). Request forms are the documentation tracking system the board uses to follow progress on a maintenance issue. If you can include pictures – that often speeds the process as a picture does a better job of showing exactly what is wrong or amiss and allows us to be far more specific with potential contractors about what requires repair.

In Private Courtyards, please clean the grates off. We recently had the Millridge gutters cleaned and our gutter cleaning contractor has asked that we all clean off the grates in our private courtyards (he was not able to go into those areas). Cleaning the grates ensures that the water flows into drains unimpeded.



The speed limit within Millridge is 15 miles per hour! Concern has been expressed that some drivers have been exceeding this speed or coming around corners too fast. Please use caution when driving in the community.

Christmas trees should not be set out by the dumpsters for discard! Millridge HOA is charged extra by Walker Garbage for items set out by the dumpsters. These fees really add up and take away

from funds needed for other community expenses. If you see someone inappropriately discarding items please let a board member know.

Special Remembrance

Sadly, our good friend and neighbor, Vonna Sinclair, passed away on December 17, 2018. Vonna was an incredibly warm and caring person who reached out to others in the Millridge community with many acts of kindness such as bringing flowers, inviting other residents to join in her in fun activities, and often checking on the well-being of others. She was frequently seen helping her husband, Curt Gallaher, with his many service activities for us. She will be so missed.

<http://www.hillsborofuneralhome.com/obituary/vonna-sinclair>

Community Contacts

HOA Contact Information (Call for emergency!)

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: 971-801-9347

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-OPEN

Pools-Penny Moody: 503-308-1225

Neighborhood Watch-Shirley Carlson: 503-645-3894