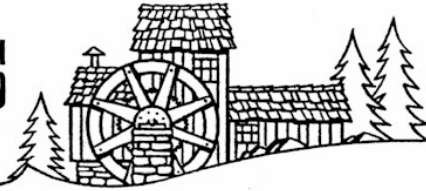


# MILLRIDGE TOWNHOUSES

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



November 10 2019

## Meetings

The next regular Board of Directors Meeting will be held **Thursday December 5<sup>th</sup> at 6:30 PM.**

The next Landscape Committee meeting will be held **November 21<sup>st</sup> at 6:30 PM.** Landscape questions regarding work that should be part of routine landscape maintenance can be directed to Christine Morris ([cgmorris48@gmail.com](mailto:cgmorris48@gmail.com)).

## OWNER REQUEST DEADLINES

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

**Landscape committee requests** must be submitted by the **2<sup>nd</sup> Thursday of the month** in order for the request to be discussed at the landscape committee 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](mailto:lauraabsherholgate@gmail.com).

If you deposit a request in the slot by the clubhouse door, please contact a board member to let someone know that it is there.

## Announcements

**Board Opening.** The board is hoping to appoint someone to fill the opening on the board created by Justin Redd's recent move to North Carolina. Any homeowner interested in getting information about becoming a board member should contact any current board member or CMI.

**Landscape committee would like to be contacted if there are concerns about the landscape.** If you have noted an area that is a concern – please take a picture or pictures of the plants or areas in question. Pictures are far more helpful than written descriptions for Pacific Landscape. If you do not

have a way to take a picture please contact a member of the landscape committee who will do this for you.

**Pool has closed!** It has been brought to our attention that last month we failed to properly acknowledge the critical contributions of our two Pool Checker Coordinators: **Penny Moody and Jeaneen Bestul.** Jeaneen was the coordinator for the pool next to Buildings 7 & 8. Jeaneen thanks so much!

**NO parking in alleys.** The alley area directly behind your own garage may be used temporarily while actively loading or unloading your vehicle if you are careful not to block the alley or your neighbors' garages, but vehicles parked behind garages for longer periods and **OVERNIGHT PARKING** behind garages is prohibited. This is to ensure that alleys stay open for other vehicles.

**NO parking along the roadway or landscape areas.**  
Thank you all for your cooperation.

**Garbage Dumpsters – the Good, the Bad, and the Ugly!** No Construction Waste is allowed in or outside of the dumpsters. Often Walker Garbage will not pick up items left outside of the dumpsters. If you do call and get Walker's permission, please also notify the board members so that they are aware you have arranged a pick up. Please note that disposal of construction debris is...

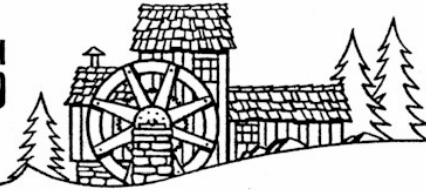


NOT allowed in the dumpsters. If you have contractors working on your property please ensure that they dispose of the remodeling waste.

**Reserving the club house!** Please contact Sue Seaver at 503 629 9049 if you want to reserve the clubhouse. CMI does not track these reservations, so they may not know if the clubhouse is available on the date you are requesting. So call Sue!

# MILLRIDGE TOWNHOUSES

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November 10 2019

## Millridge Volunteer Corner

**A Special Landscape Thank you note:** Recently Landscape committee members and other volunteers spread three yards of river rock in front of 1698 and beside 1640. We also planted 13 new plants in front of 1622. We divided some overgrown sedges from the back and planted them between buildings 8 and 9 and between buildings 1 and 2. Kathleen Noss donated a cedar plant which had outgrown the pot beside her garage; we planted it in the hole between the big pool and the laurel hedge which runs along 143rd. We have planted a cypress donated by Betty Lukins in front of 1718. Thanks to Betty and Dave for helping me plant and to Jim Bauer for being willing. Also, thanks to Sue and Dave for being willing to keep it watered until the rain comes.

## 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 a board member. It is a great way to get involved and help your neighbors.

## COMMITTEE NEWS

### **Maintenance Committee**

We continue to seek members and a chair for the maintenance committee. The chair plays an important role at Millridge in helping us to select and supervise the contracted work done here at Millridge! Please consider volunteering for this very important committee. Contact a board member for more information.

### **Landscape Committee**

If you have something for their consideration please submit a **Homeowner Request form** to CMI

within the deadline. Contact Christine Morris at [cgmorris48@gmail.com](mailto:cgmorris48@gmail.com) with any questions.

### **Architectural Committee (ACC)**

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

**2019 American Family Insurance policy.** Attached is a copy of the Certificate of Property Insurance for our new November 15, 2019 American Family Insurance policy. Do note that Liability and Contents coverage needs to be purchased by the individual owner. Contact information for American Family Insurance is noted on the attached sheet.

## 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

Sue Seaver: 503-629-9049

OPEN POSITION –seeking volunteers

### **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



# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
11/15/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

<b>PRODUCER</b> Larry Thompson Agency, Inc.  15573 Bangy Road Suite 300 Lake Oswego, OR 97035 Larry Thompson	1-503-924-2200	<b>CONTACT NAME:</b> Rashae Nicholas <b>PHONE (A/C. No. Ext):</b> 503-924-2200 <b>E-MAIL ADDRESS:</b> LTAgency@amfam.com <b>PRODUCER CUSTOMER ID:</b>	<b>FAX (A/C. No):</b> 855-216-5422
<b>INSURED</b> Millridge Homeowners Association  1610 NW 143rd Avenue  Portland, OR 97229	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
		<b>INSURER A:</b> American Family Mutual Insurance Group	
		<b>INSURER B:</b> Trivedi	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b> PMA Insurance Group	

**COVERAGES** **CERTIFICATE NUMBER:** 57807608 **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

1610 NW 143rd Avenue Portland, OR 97229  
16 Buildings - 97 Total Units

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	<input checked="" type="checkbox"/>	PROPERTY	36-X44086-03-00	11/15/19	11/15/20	BUILDING	\$	
		CAUSES OF LOSS				DEDUCTIBLES	PERSONAL PROPERTY	\$
		BASIC				BUILDING 10,000	BUSINESS INCOME	\$
		BROAD				CONTENTS 10,000	EXTRA EXPENSE	\$
		<input checked="" type="checkbox"/> SPECIAL					RENTAL VALUE	\$
		<input checked="" type="checkbox"/> EARTHQUAKE				15%	<input checked="" type="checkbox"/> BLANKET BUILDING	\$ 18,861,235
		<input checked="" type="checkbox"/> WIND				10,000	<input checked="" type="checkbox"/> BLANKET PERS PROP	\$ 145,998
		FLOOD					BLANKET BLDG & PP	\$
		<input checked="" type="checkbox"/> Liability					<input checked="" type="checkbox"/> Per Occurrence	\$ 2,000,000
		<input checked="" type="checkbox"/> Aggregate	\$ 4,000,000					
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY					\$	
	CAUSES OF LOSS	POLICY NUMBER					\$	
	<input type="checkbox"/> NAMED PERILS						\$	
A	<input checked="" type="checkbox"/>	CRIME	36-X44086-01-00	11/15/19	11/15/20	<input checked="" type="checkbox"/> Theft	\$ 225,000	
		TYPE OF POLICY				<input checked="" type="checkbox"/> Forgery	\$ 225,000	
		Fidelity				<input checked="" type="checkbox"/> Deductible	\$ 500	
	<input type="checkbox"/>	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$	
							\$	
B	Umbrella	SUO00032415325	11/15/19	11/15/20	Coverage	\$ 10,000,000		
B	Directors & Officers	ADOORF153045712	11/15/19	11/15/20	Coverage	\$ 1,000,000		

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

SEE SUPPLEMENT TO CERTIFICATE OF INSURANCE

### CERTIFICATE HOLDER

Millridge Homeowners Association

1610 NW 143rd Avenue


Portland, OR 97229

USA

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



# SUPPLEMENT TO CERTIFICATE OF INSURANCE

DATE  
11/15/2019

NAME OF INSURED: Millridge Homeowners Association

Additional Description of Operations/Remarks from Page 1:

Additional Information:

All Inclusive/Walls-In Coverage Including Improvements & Alterations  
Property Coverage is Replacement Cost Protection Without Regard to Limit of Insurance (BP 8790)  
Workers Compensation for Association with PMA Insurance Group  
\_\_\_\_Policy # 2019010920413Y, Coverage at State Limits of \$500,000  
Management Company Included as Additional Insured  
Wind/Hail Coverage Included  
Separation of Insured Included  
Building Ordinance & Law Coverage at \$300,000 Combined Limit Per Building  
30 Day Notice of Cancellation  
10 Day Notice of Cancellation for Non-Pay  
Inflation Guard Included  
NO Boiler and Machinery Mechanical Breakdown Coverage- No exposure noted