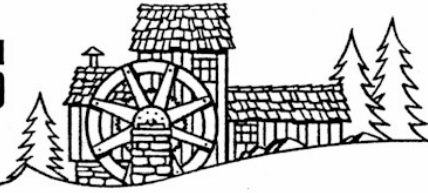


# MILLRIDGE TOWNHOUSES

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



Autumn, 2020

## MEETINGS

The next monthly board of directors' meeting will be held at 6 pm on Thursday, November 5th, 2020. While the state continues to be under the governor's emergency orders due to COVID-19, board meetings will continue to be held as virtual meetings conducted on Zoom and accessible to all owners by video through the Zoom app or by calling in via telephone. Please note that, when calling in by phone, you will be put on hold until the meeting is started at 6 pm. If you have had problems (either with telephone access or with the Zoom app), please call Laura Holgate, who will try to determine and resolve the problem before the next meeting.

## OWNER REQUEST DEADLINES

Please submit **maintenance, architectural and general HOA requests** to CMI at least one week prior to board meeting to allow time for review prior to meeting.

Please submit **landscape committee requests** to CMI at least two weeks prior to the board meeting for the request to be voted on by the committee and a recommendation made to the board.

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).

**Completed requests should be emailed to CMI.** Those without email may submit requests to any board member.

## COMMUNITY VOLUNTEERS

We are happy to announce that Lynn Weber has volunteered to serve on the board of directors. She steps into the term that will expire in June, 2021 and replaces Sheila Darby. We are thankful to Sheila for her contributions during the time she served on the board. Lynn moved to Millridge in March and we are grateful for her willingness to step in and help the community!!

Thank you!



### **WARNING - PLEASE USE CAUTION**

A Millridge resident recently slipped and fell in an area with an abundance of acorns on the sidewalk. We've placed orange safety cones in the area to call attention to the possible hazard.

Several sections of our sidewalks and common areas are sometimes require extra caution this time of year due to falling leaves that become slippery when wet and acorns and pine cones that fall onto the sidewalks. Our maintenance routine cleans the sidewalks regularly, but can't always keep up with the falling leaves and other debris this time of year – especially during and after heavy winds or rain. Please be extra careful, watch your step, and avoid stretches of sidewalk or roadways that have a lot of leaves, acorns, moss, or other hazards.

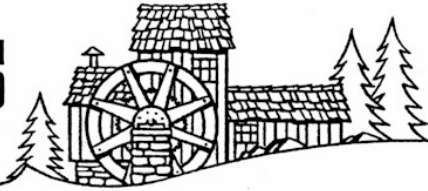
## COMMUNITY ANNOUNCEMENTS

It is with sadness that we acknowledge the loss of Charlene Bray, who passed away on August 22nd. Charlene moved to Millridge in 1998. Over the years, she was a good neighbor and friend to many Millridge residents and served the community as a volunteer on the HOA board of Directors. We send our sympathy to her family, which includes her sister, Carmen Taylor that also makes her home in Millridge and a daughter that will be purchasing Charlene's former unit. A link to Charlene's obituary is below:

<https://crowncremationburial.com/tribute/details/14706/Charlene-Bray/obituary.html#tribute-start>

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## MAINTENANCE MATTERS

### **Mice and rats.**

In the special board of directors meeting last week, the board approved contracting with Interstate Pest Management for rodent control throughout the common areas of Millridge. Bait stations, similar to what have been used in the past, will be placed in several locations around the property. The technician was out on Wednesday, October 28th, to inspect the property and determine the number of bait stations needed and the most strategic places for them. The Millridge HOA maintenance committee chairman, Jim Bauer, was with the technician for the inspection.

### **Important information about individual units.**

The HOA only treats the common area. Pests within the individual courtyards, garages, attics, crawlspaces, or any interior areas within the townhouse units are the responsibility of the homeowner. Upon request, Interstate Pest Management will inspect individual units for a fee of \$60 and work with individual homeowner to recommend treatment if evidence is found of rodent or general pest activity. **If you would like to schedule an inspection of your unit on November 4<sup>th</sup>, please let CMI, Jim Bauer, or Laura Holgate know by the end of the day on Monday, November 2nd.** Owners will be required to pay the \$60 inspection fee and the cost of any services agreed upon directly to Interstate Pest Management. **This option is only being provided as a convenience - the choice of pest control services is completely up to individual owners.** The HOA isn't recommending Interstate Pest Management over any other provider.



## COMMUNITY CONTACTS

**Community Manager:** Steve Meyer at CMI

**CMI 24-hour emergency line: 503-233-0333**

Steve Meyer, direct line: **503 445-1216**

Steve's email: **stevem@communitymgt.com**

Lauren Mosby, Assistant, direct line: **503-445-1117**

Lauren's email: **laurenm@communitymgt.com**

### **Board Members:**

Jim Bauer, Director-at Large: 503-887-6111

Laura Holgate, President: 503-453-4172

Ann Parker, Vice President: 503-384-8823

Sue Seaver, Treasurer: 503-629-9049

Lynn Weber, Secretary: 503-704-8159

### **To Reserve Clubhouse:**

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 Request Approval to Lease Unit:**

Laura Holgate: 503-453-4172

### **Committee Chairpersons:**

**Architecture**-Betty Lukins: 503-936-2157

**Landscape**-Chris Morris: 503-737-7353

**Maintenance**- Jim Bauer: 503-887-6111

**Clubhouse**-Sue Seaver: 503-629-9049

**Pools**-Penny Moody: 503-308-1225

**Neighborhood Watch**-Shirley Carlson: 503-645-3894

**Rentals**-Laura Holgate: 503-453-4172

**A note about the newsletter:** We are seeking a volunteer to prepare a newsletter each month. In the meantime, I will do my best within my time constraints to return to issuing them more frequently than in recent months. If you have topic ideas or announcements, please let me know.

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Laura Holgate

President, Millridge Townhouses HOA – (503) 453-4172