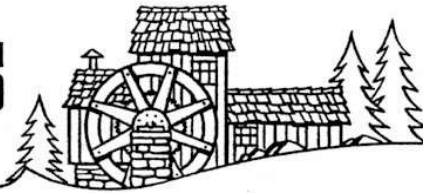


MILLRIDGE TOWNHOUSES

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



December, 2020

MEETINGS

The next monthly board of directors' meeting will be held at 6 pm on Thursday, January 7th, 2021. While COVID-19 restrictions continue, board meetings will be held virtually. The virtual meetings are accessible to all owners through the Zoom app or by calling in via telephone. Please note: when calling in by phone, you will be put on hold if the meeting hasn't yet started and may need to retry the call after the start time.

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 president, at lauraabsherholgate@gmail.com.

RULES and POLICIES

PARKING IN ALLEYS IS PROHIBITED, except when loading or unloading with the garage door open. Exception is also made for contractors' vehicles when access through the garage is needed, provided those vehicles don't block traffic or block access to or from neighbors' garages. At all other times, parking is to be in your garage or in a space designated for parking. **Overnight parking in alleys is strictly prohibited for any purpose.** We've noticed this rule is being frequently ignored, so we are issuing this reminder and will be actively enforcing it by issuing fines as outlined in the 2018 schedule of fines.

EAST ALLEY PARKING for RVs, boats, trailers, and extra vehicles has a limited number of spaces and there may be a waiting list. If you plan to purchase a vehicle that you are expecting to park there, be sure to call Elaine Clawson first to ask if space is available.

FUNDING FACTS

Have you ever wondered why board members or other owners often say the HOA doesn't have enough money for projects even when the financial statements say the HOA is operating under budget?

Here's the explanation. The board of directors prepares one budget every year, but the HOA actually has two budgets to consider when making spending decisions or evaluating whether additional income is needed. One budget is the operating budget, the other is for long term expenses (expenses paid from the "reserves" account). The financial statements are based only on the operating budget, so if the HOA is right on target for routine expenses, the financial statement will reflect that the HOA is on budget even if there's a severe shortage of reserve funds.

The 2021 operating budget was recently sent to owners. There isn't a separate written budget for the reserves account, but an annual reserve study assesses the adequacy (or inadequacy) of the reserve account balance and projected income to meet the long-term expenses. The reserve study also provides a maintenance plan with a recommended schedule of projects to be done in specific years.

During the budgeting process, the board calculates projected income using the fee increase allowed under the CCRs. Next, the operating expenses are projected. The amount remaining is what will be deposited to the reserve account for long-term expenses. In other words, the amount allocated to the reserve account is strictly a function of what's left, not a projection of actual long-term needs. Over the years, this has led to insufficient funds in the reserve account to complete many recommended projects, but it's been done this way because the CCRs severely limit the board's ability to raise fees commensurate with actual needs and costs. This year, the maximum allowable increase was 1.2% while operating expenses increased over 4%, leaving even less available for reserves in 2021 than in 2020. **Owners will soon be asked to vote on additional funding to compensate for the shrinking amount of available funds.**

2020 VOLUNTEERS

Please join us in thanking all of the wonderful volunteers this year that have helped Millridge be such a nice community.

Landscaping: in addition to the landscape committee, there are volunteers that regularly tackle hands-on projects, such as pruning and planting. These volunteers include *Orson Haynie; Curt Gallaher; Spencer Morris and his son, Piers; Betty Lukins; Carol Parker; Kathleen Noss; Sue Seaver and Dave Edwards; and Jim and Annie Bauer.*

Wood chips: you may have noticed the giant piles of wood chips deposited first in the east alley and then up near buildings 15 and 16. The wood chips are obtained at no cost to the HOA and a huge THANK YOU goes to *Orson Haynie, Curt Gallaher, Betty Lukins, Christie Alexander, Jim and Annie Bauer, Dave Edwards and Sue Seaver* for their hard work in getting it spread into planting beds around the community.

Sidewalk lighting: *Jim Bauer* has voluntarily taken on the task of replacing light bulbs and doing minor maintenance on the carriage lamps. With over 70 lamps, there is always work to be done and Jim is always quick to take care of it.

East alley parking: we appreciate the great job *Elaine Clawson* does in managing the reservations for the 19 spaces in the east alley.

Doorstep delivery of documents: there are over 20 households in Millridge that aren't able to receive HOA documents by email. Instead of mailing to those owners, copies are made by *Laura Holgate* and they are delivered to the doorsteps by *Carol Parker, Jeaneen Bestul, and Michael Holgate.*

Pools: Though COVID-19 kept our pools closed this year, there was still work needed, and we have Curt Gallaher to thank for taking care of it.

Holiday decorating: some much needed holiday cheer was added to our community with the red bows tied around our lamp-posts by *Carol Parker, Jeaneen Bestul, and Kathleen Noss.* The Millridge entry sign was dressed up with garland by *Betty Lukins* and lights by *Michael Holgate.*

VOLUNTEER COMMITTEES. the HOA has ongoing committees that typically meet on a monthly basis for the purpose of making recommendations to the board of directors with respect to their area of specialty. As part of making those recommendations, the committees review homeowner requests, walk the grounds to note work that may be needed, obtain bids from vendors and contractors or seek volunteers to accomplish the work they recommend, act as point of contact for the vendors and contractors while the projects are being completed, and report their recommendations and progress at board meetings. Our gratitude goes out to the committee chairpersons and members listed below:

Landscape Committee: the HOA has an active and well-run landscape committee, made up of volunteers and effectively led by *Chris Morris.* Other members are *Annie Bauer, Barbara Getty Betty Lukins, Kathleen Noss, Carol Parker, and Sue Seaver.*

Maintenance Committee: with our aging buildings, maintenance is a big concern so we sure appreciate our dedicated maintenance committee! It's chaired by Jim Bauer. Other members are *Glen Beckley, Curt Gallaher, Tom Messecar and Orson Haynie.*

Architecture Control Committee ("ACC"): the ACC's recommendations cover owners' requests to make changes to exterior surfaces or add personal decor to common areas. It also recommends paint colors, fence styles, and materials to be used by the HOA when replacing or rehabilitating any exterior surface. *Betty Lukins* is the chairperson. Other members are *Jeaneen Bestul, Elaine Clawson, Annie Bauer, and Chris Scheiff.*

VOLUNTEER BOARD OF DIRECTORS. The HOA is run by a five-member board of directors that also serve as officers of the association. It's easy to think of the work we do as our "job," but please remember that we are volunteers. My fellow directors and I devote a lot of time and effort to fulfilling the objectives of the Millridge association. Some decisions aren't popular with all owners, but we are dedicated to doing what will best preserve the value of the buildings and property, and enhance the livability of the community, while working within the amount of income determined by the owners.