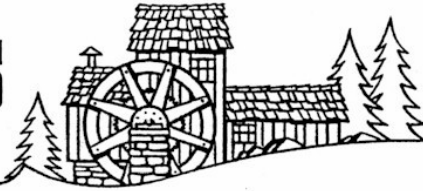


# MILLRIDGE TOWNHOUSES

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



March 10, 2020

## MEETINGS

An informational presentation about the HOA insurance policy will be held in the Millridge clubhouse on **Thursday, March 19<sup>th</sup> at 6:00 pm.**

A special board of directors' meeting for updates to the owners' manual will be held **Tuesday, March 24<sup>th</sup> at 6:00 pm.**

The next landscape committee meeting will be held on **Thursday, March 26<sup>th</sup> at 6:30 pm.**

The next regular board of directors' meeting will be held **Thursday, April 2<sup>nd</sup> at 6:00 PM.**

## OWNER REQUEST DEADLINES

Please submit **maintenance, architectural and general HOA requests** to CMI 10 days prior to the board meeting to allow time for review prior to meeting.

Please submit **landscape committee requests** to CMI at least one week prior to the landscape committee meeting (see above for meeting date) for the request to be voted on by the committee.

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.

## GET INVOLVED IN YOUR COMMUNITY

**Board member needed!** The association is designed to be run by a board of five members and the community needs five directors for optimal functioning. One position has been open for several months and needs to be filled. Please contact any of the current board members for more information about what is involved and how you might be able to make a positive contribution to our community by serving on the board of directors. **Old AND new owners are welcome and encouraged to volunteer!**

**Maintenance committee chairperson needed!** Please consider volunteering your time to fill this extremely important position. As a volunteer, the job is flexible and can be tailored to your availability, but ideally, the maintenance committee chairperson would do some or all of the following: **1)** be the primary point of contact for new owner requests or reports of maintenance issues; **2)** do preliminary review of the repairs requested or suggested; **3)** obtain bids for projects or seek volunteers for some minor jobs; **4)** submit recommendations to the board prior to each board meeting, along with bids or other information directors need in order to make informed decisions; **5)** be onsite contact for contractors and oversee board-approved projects; and **6)** ensure that no work is done without prior approval of the board of directors.

Jim Bauer, the chairman of the ACC, is temporarily handling many of those functions in addition to his role as a director and as chairman of the ACC. He and additional volunteers, including Tom Messecar (who is also a director), Glen Beckley, and Curt Gallaher have been extremely helpful in getting projects completed. Please tell them "thank you" when you see them out and about doing this work!

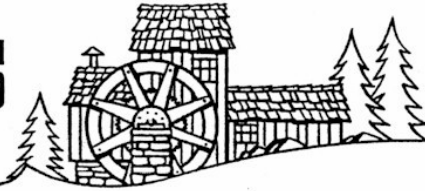
## COMMUNITY ANNOUNCEMENTS

**Birthday wishes to Shirley Carlson.** A valued neighbor and longtime owner – I think longer than anyone else here – had a milestone birthday this week. **Happy birthday, Shirley!**



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March 10, 2020

*(Community Announcements, cont.)*

**Coyote warning.** At the March meeting, Shirley Carlson gave a reminder and a warning to new owners that coyotes have been spotted on the property from time to time. The picture below was captured on an owner’s security camera several months ago, showing what appears to be a coyote in the east alley around 3 am.



**Letter from the Oregon Department of Agriculture**  
The Oregon Department of Agriculture recently sent letters to all addresses within Millridge with notification about its Japanese beetle eradication program. The HOA common areas will be included in the treatments, but they will not be doing any of the individual courtyards, so you may disregard the letter and consent form they sent.

## COMMUNITY CONTACTS

**Community Manager:** Steve @ CMI  
CMI 24-hour emergency line: 503-233-0333  
Steve Meyer, direct line: 503 445-1216  
Lauren Mosby, Assistant, direct line: 503-445-1117

**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 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

**For Owner’s Request to Lease Unit:**  
Laura Holgate: 503-453-4172

**Committee Chairpersons:**  
**Architecture**-Jim Bauer: 503-747-2027  
**Landscape**-Chris Morris: 503-737-7353  
**Maintenance**-OPEN-contact Jim Bauer until filled  
**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

## MAINTENANCE MATTERS

**Sump pump inspections.** This year, we used Warneking Construction to complete sump pump inspections instead of relying on CMISD as has been done in previous years. Owners were scheduled on one of two days of inspections and all 26 inspections were completed without a hitch. Inspection reports are expected soon. If repairs are needed to any of the pumps, the owner will be contacted to schedule the work.

Unlike previous years, every owner was at home and prepared for the inspection at the appointed time, which is why the inspection process went so smoothly. We owe a huge **THANK YOU** to Carol Parker, volunteer, who personally contacted all owners with sump pumps to schedule the appointment and explain the process and the importance of the inspections. Those calls made the difference we needed!