

# Murrayhill Woods

Condominium Community Newsletter

July-September 2023 Edition  
September 15, 2023 - Vol 3



## Call For Nominations 2023 - 2024 Board of Directors Election



Nominations for the 2023 - 2024 MurrayHill Woods Board of Directors are open. We invite you to submit a nomination for yourself or recommend someone who you think would be a great leader or contributor to the association. This is an opportunity to develop your leadership skills as well as network with other board members.

### Member of the Board of Directors, 2 year term (3 positions available)

Now is the time to step up, develop your leadership skills and help lead the Murrayhill Woods community into the future! You can nominate yourself or other members to serve.

**You CAN make a difference! Run for the 2023-2024 Board of Directors! Nominations are due by 5:00 pm on September 18, 2023.**

**(Candidate Questionnaire Form is included in the packet emailed to you)**

## What's New?

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Making New Neighbors Feel Welcome!

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Making Condo Living Even Better



**Sellers. Buyers. Professional Management. Community Manager**  
Manager@FRESHSTARTof Oregon.com 503-319-5848 Cell-Text-MMS/SMS

## Inexpensive Ways to Welcome New Neighbors!

- Introduce yourself with a smile and a simple hello.
- Leave a note or a card on their front door or car welcoming them.
- Leave a small bouquet of flowers or bottle of wine at their door.
- Create a list of your favorite local restaurants and leave it posted with a smiley face on their door.

## 2023 Annual Meeting

### Do you want to know what's going on at Murrayhill Woods?

Do you have a question, concern, compliment, or complaint?

Mark your calendars now and come to the Annual Business Meeting!

**September 18, 2023**

Meeting will be held In the Clubhouse  
Starting promptly at 6:00pm

Invitations are sent to owners by email the morning of the scheduled meeting

### Notice of Upcoming Board meetings

can also be found on the front page of the website and posted above the mailboxes.

## Replacement Keys

### Mailboxes:

If you lose your mailbox keys, you will need to contact the United States Postal Service on 3800 SW 185<sup>th</sup> Ave, in Beaverton. They will tell you the current cost for a replacement lock but it will likely be around \$40 and it will take 2-3 days to go through the whole process. For questions, please call the post office at (800) 275-8777.

### Pool & Fitness Keys:

Replacement keys are \$25 per key and each unit may have up to two keys. Please contact management to set up a time to sign for the keys at the community office.

## Have you been to our website?

<https://www.murrayhillwoods.com>

### You will find:

- Portal for paying your association dues
- Upcoming Meeting dates
- The Minutes from previous meetings
- Leasing & Selling information
- Insurance documents
- Governing Documents - Bylaws; Rules & Regulations
- ARC form - Get approval for your remodel
- Owner information form - change your email, phone number, or address?
- Vehicle registration form - update your vehicle? We need to know
- Comments & Concerns Forms
- ADA Information
- Approved products - need the exterior paint colors?

## DO NOT LEAVE FOOD AND WATER OUTSIDE FOR YOUR PETS

When we're sitting outside on the patio enjoying these last days of the season, sometimes it's easy to forget we have food or water bowls outside for our pets to enjoy while sitting with us. These bowls attract birds and squirrels, and often other not so welcome visitors like raccoons, opossum, feral cats, rats and sometimes on the ground floor, coyotes, bobcats and even snakes!! Please be careful and remember to pick up your pet's bowls when you go inside.

Outdoor bird feeders (other than hummingbird feeders) are prohibited to eliminate a large contributing factor to the rat infestation issue.





## Community Project News

**Paint Touch Ups!!** The paint touchups are currently being done. If you see something that still needs to be addressed, be sure to submit a Comments & Concerns form.

**Trees** Trees have been trimmed recently and space has been created between the trees and the buildings. This will help preserve the siding while preventing easy access to the buildings by rodents

**New Bark Dust** this year's application of bark dust has been done! Remember the community is split into two zones with one zone being done each year to keep the costs reasonable and the appearance fresh.

**Clubhouse Doors** The new doors are being painted now and will be installed as soon as we get them back from the painters!

**Spa Leak** The spa was discovered to have a leak which is why the jets have not been working. Because digging up the area will be required, this will take place after the pool closes.

**New Monument Sign!** The sign has been ordered and will be installed as soon as it arrives! It really looks nice and modern!

**Rodent Control** is a real issue now in Beaverton and our community. If you notice rodent activity, submit a Comments & Concerns form right away to avoid bigger issues later. The exteriors of each building are being sprayed for ants, spiders and other insect pests each month. If you are having insect issues inside your unit, please call the exterminator of your choice to have them treat your interior areas.

**Dumpster Reminders.** All items must go inside the dumpsters and the lids must be closed at all times. Nothing can be left on the ground or on top of dumpsters. Recycling must be sorted according to the signage in the recycling areas.

**Pool!** We hope everyone is enjoying the pool and spa. Remember, the pool area is scheduled to close at the end of Labor Day weekend normally, but your board has extended the closing with the beautiful weather we are experiencing.

## House Rule Review Your Condominium Home - Patios

- Residents shall not hang, place, or fasten towels, laundry, clothing, or anything else on balconies, railings, decks, patios, balcony or patio ceilings, blinds, or windowsills.
- Balconies, patios, and entryways are not to be used for general storage. For safety, residents shall keep a clear entrance/exit to the patio/balcony/stairway.
- Acceptable patio/balcony items are suitable patio furniture (no interior furniture), plants (not empty pots) and BBQs with one attached LP tank (charcoal BBQs are not permitted).
- Bicycles are acceptable with a maximum limit of two. Bicycle covers must be of beige or black in color.
- One wind chime and one hummingbird feeder are permitted. Seeded bird feeders are prohibited.
- Planters on railings must hook on or over the railing to prevent falling (no freestanding items are to be placed on the upper handrails).

\* Any items that do not fall within the definition of the above items are prohibited and may be subject to a

## Financial Report Summary:

### Financials as of 7/31/2023:

§ Total operating funds:	\$ 82,224.43	including pending EFTs
§ Total reserve funds:	\$ 656,599.77	including reserves interest
§ Total cash assets:	\$ 738,824.20	
§ Total YTD income:	\$ 405,993.61	
§ Total YTD expenses:	\$ 336,370.84	including \$69,510.97 of Reserve Expenses
§ Budget vs. Actual <u>Income</u> :	69.35%	collected YTD.
§ Budget vs. Actual <u>Expenses</u> :	64.53%	including 42.19% of Reserve Expenses paid year to date
§ Total delinquencies:	\$ 10,930.39	1 account 91+ days (Unit F-1); 0 accounts 61-90 days; 2 accounts 31-60 days (Unit M-6 + O5); and 5 accounts 0-30 days.

# Owner Information

## **STATS!**

### **Highest Sale within the community:**

A completely updated unit sold in June 2023 for \$320,000!

### **Highest Rent within the community:**

On 3/23/2023 a unit rented for \$2,000 a month.

## **LEASING/RENTING REQUIREMENTS**

### **Lease/Rental Agreement:**

Review the Lease Amendment before renting or leasing out your unit to tenants.

### **Rental Forms**

**The Unit owner is required to submit** the following documentation to the managing agent within 15 days of entering into a lease/rental agreement:

**A fully executed copy of the Tenant's lease** identifying all occupants of the unit including ages of all children, phone and email contact information for all adult tenants 18 years of age or older, and a provision that the lease is subject to the governing documents of the Association (with a default by the tenant in complying with the governing documents constituting a default under the lease agreement).

**A fully completed new owner information sheet** signed by both the owner and the tenant, including the tenant's vehicle information including year, make, model, color, and license plate number.

**A copy of the tenant's renter's insurance policy** showing comprehensive liability with combined limits of not less than \$50,000 (Bylaws Sec. 8.7).

**Complete contact information** for any management company being used to professionally manage the unit, if any.

**[Click : Leasing Amendment](#)**

## Your Management Team:



Sellers. Buyers. Professional Management.  
Community Manager  
Manager@FRESHSTARTof Oregon.com  
503-319-5848 Cell-Text-MMS/SMS

## Contribute to the Newsletter!

Write your article and submit it by attaching it to the Comments & Concerns Form

**[Click on Comments & Concerns Form](#)**

We encourage all residents to participate in the content of your newsletter!

**[Click to contribute to the Newsletter](#)**

## Owner's Portal

Step into your Portal to manage your Association dues and payments, request maintenance, and many other features!

**[Click Here for Owner's Portal](#)**

## Community Living Tips & Tricks

**Reset Your Space!** Restore the peaceful feeling of your home by taking a few minutes every evening to reset your livingroom by picking up everything and putting it where it belongs and resetting your bedroom every morning. If you practice resetting your spaces every day, it will take only a few minutes to keep your home neat and tidy all the time. Don't forget to donate those unused items that are cluttering up your limited space in your condominium home!



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