

Murrayhill Woods

Condominium Community Newsletter

April - June 2024 Edition
April 2, 2024 - Vol 5



Spring Brings Ants!

Spring has sprung here at Murrayhill Woods and unfortunately so have the ants. The association has increased exterior treatments to try and stay ahead of the intrusions. However, many of you are still experiencing interior ant issues. If you need interior treatment, you can call Western Exterminator Pest Control for a discounted interior treatment. Please remember interior treatments are an owners expense.

Western Exterminator (877) 257-4776

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Next Board Meeting

Ever wonder where the HOA funds go?

Mark your calendars now to attend the next MHW Board Meeting!

May 20th, 2024

Meeting location TBD. Clubhouse is under construction currently. The meeting will either be in the clubhouse or via Zoom.

Meetings start promptly at 6:00 pm.

A meeting reminder is emailed to all owners the morning of the scheduled meeting

Notice of Upcoming Board meetings can always be found on the front page of your association's website.

For Everything You Need Visit:

<https://www.MurrayhillWoods.com>

Some things you will find:

- The previous board meeting minutes
- Have a rental? The Leasing Resolution is on the website.
- Selling information
- Insurance documents
- Pool Rules & Governing Documents – Bylaws; Rules & Regulations
- Budgets & Reserves
- ARC form – Get approval before you remodel
- Owner information form – change your email, phone number, or address?
- Vehicle registration form
- Comments & Concerns Forms ADA Information
- Approved Products Exterior Paint Color Codes
- The portal for paying your HOA dues
- Upcoming Meeting dates

Frequently Asked Questions!!

Q. When does the pool open?

A. Usually Memorial Day. This year we will try to have it open May 24th for Memorial Day weekend.

Q. How many guests may I bring to the pool?

A. 2 but you must accompany them. The full list of pool rules can be found on the associations website. www.MurrayhillWoods.com

Q. How do I report a light bulb that is out, or a car parked in my carport?

A. It is best to create a task through your owners' portal (login instructions below with the last answer). Please save texting management for urgent needs only. When you text, a task is not created, and texts often get covered up by the next incoming messages making your request no longer visible at the top. Tasks stay visible and even send management reminders until they are marked completed.

Q. What am I allowed to have on my front entry and back patio areas?

A. Acceptable patio/balcony items are suitable patio furniture (no interior furniture), plants (not empty pots) and BBQs with one LP tank (charcoal BBQs are not permitted). ii) Bicycles are acceptable with a maximum limit of two. Bicycle covers must be black in color. iii) One wind chime and one hummingbird feeder are permitted. Seeded bird feeders are prohibited. iv) Planters on railings must hook on or over the railing to prevent falling (no freestanding items are to be placed on the upper handrails). You cannot place plants or other items on the entry stairs. This is considered a trip hazard. * Any items that do not fall within the definition of the above items are prohibited.

Q. I need a statement of the dues I have paid for tax purposes.

A. This is found on your portal. Simply login to print out your ledger at your convenience.

www.PayFRESHSTART.com



Your Management Team:



Our Specialty

- Personable customer service for small to medium HOA developments
- Focused vendors & contractors from the Beaverton Area.
- 24-hour emergency call/text line that goes directly to Mark or Cindy.

What Sets Us Apart

- We are a small family owned & operated company with the ability to personally service all your HOA needs.
- We know the cities of our homeowner associations inside and out. All our employees live locally, and our vendors service the local areas.
- We have programs in place to streamline HOA payments with a variety of online payment options.
- We offer an interactive online portal for owners to access documents or place service requests.
- Buildium Software - a community association management specific software with owner portal access

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

**We want the pool to be enjoyable and safe for everyone. Please review some of the**

**Pool Rules:**

- Hours: 10:00 a.m. to 10:00 p.m.
- Residents and guests shall abide by posted signs around the pool and spa area AT ALL TIMES.
- No offensive activity or offensive apparel is allowed.
- Residents are allowed no more than two guests per condominium at any one time. An Owner or registered tenant must always be present. In the event of over-crowding guests may be asked to leave
- Pool gates are to remain locked and always closed. Do not let anyone in the area without a key.
- Swimming attire only: no cut-offs or other clothing. No disposable diapers allowed. Plastic pants and swim diapers are acceptable.
- **NO FOOD OR GLASS OR ALCOHOL IN THE POOL OR SPA AREAS.** Soft drinks must be in plastic containers or cans.
- NO HORSE PLAY, RUNNING, YELLING, JUMPING OR DIVING ALLOWED. Anyone observed diving in the pool will be asked to leave the pool area immediately. It is not deep enough and could cause injury.
- If under the age of 14 you must be under the supervision of an Owner or tenant 18 years of age or older.
- Children under 5 are not allowed in the spa at any time (including sitting with feet in the water).

**Community Living Tips & Tricks – Get involved!**

Use the amenities – you pay for them! The pool, spa and gym can make living in a condo a ton of fun. Get out and enjoy them, it will likely improve your sense of community and make your experience of living in an association far more enjoyable.



# STATS!

## Highest Sale within the community:

A completely updated 2 bedroom unit recently sold for \$320,000 and a 1 bedroom unit just closed for \$265,000!

## Highest Rent within the community:

As of 3/25/2024 2 Bedroom units averaged \$1790 and 1 Bedroom units were averaging \$1500 per month in rental income.

## 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 here for Leasing Amendment](#)

## Contribute to the Newsletter!

Did you ever dream of being a journalist? We welcome and encourage all residents to participate in the content of your newsletter. Share you best tips and hacks or even a recipe for a summer treat!

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

[Click on Comments & Concerns Form](#)

The Newsletter is planned to be available shortly after the quarterly Board of Directors Meetings.

## 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](#)

## Financial Report Summary:

### Financials as of 2/29/2024:

|                                       |               |                                                                      |
|---------------------------------------|---------------|----------------------------------------------------------------------|
| § Total operating funds:              | \$ 193,633.40 | including pending EFTs                                               |
| § Total reserve funds:                | \$ 643,917.82 | including reserves interest                                          |
| § Total cash assets:                  | \$ 837,551.22 |                                                                      |
| § Total YTD income:                   | \$ 121,968.12 |                                                                      |
| § Total YTD expenses:                 | \$ 66,639.01  | including \$13,806.48 of Reserve Expenses                            |
| § Budget vs. Actual <u>Income</u> :   | 25.77%        | collected YTD.                                                       |
| § Budget vs. Actual <u>Expenses</u> : | 13.55%        | including 8.29% of Reserve Expenses paid year to date                |
| § Total delinquencies:                | \$ 4,631.75   | 1 account 91+ days; 1 account 61-90 days;<br>& 2 accounts 31-60 days |

