

Murrayhill Woods

Condominium Community Newsletter

May - June 2023 Edition
May 15, 2023 - Vol 2



Welcome New Neighbors!

Please join us in welcoming our newest neighbors in buildings I, G, J. We are so happy to have you join our community and we hope you are enjoying your new home!

Management sends a welcome email to each new owner but nothing is better than being welcomed by their new community. Be sure to welcome our new neighbors with a warm smile and a friendly hello.

2023 Board of Directors Meetings

**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 next meeting!

May 22

Meetings are held at 6:00pm via Zoom. 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.

What's New?

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Making Condo Living Even Better



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

Pool Season 2023 is almost here!!

1. The Pool & Spa are scheduled to open Memorial Day weekend (May 27th) & remain open through Labor Day (Sept 4th)
2. Hours: 10:00 a.m.~10:00 p.m. Use of the pool or spa outside of the designated times is considered trespassing & will be treated as such.
3. Owners &/or Residents are allowed no more than two (2) guests per condominium at any one time. Owner/Resident must accompany guests. Owners/Residents take precedence over guests. In the event of over-crowding guests will be asked to leave.
4. Pool gates are to remain locked & closed at all times. Do not let anyone in the pool area without a key. Anyone accessing the pool area may be asked to show identification. Failure to do so may result in being asked to leave the pool & spa area.
5. Showering is required prior to entering the pool & spa.
6. No disposable diapers are allowed in the pool area. Plastic pants and swim diapers are acceptable. Diapers are not to be disposed of in or around the pool & spa area, or in the clubhouse, fitness room, or rest rooms.
7. NO FOOD OR SNACKS IN THE POOL & SPA AREA. Soft drinks must be in plastic containers or cans. NO GLASS ALLOWED.
8. No Alcohol is allowed. No persons *under the influence of alcohol or drugs* shall be permitted in the pool & spa area under any condition.
9. NO HORSE PLAY, RUNNING, YELLING, JUMPING OR DIVING ALLOWED.
10. Radios are permitted but must be kept at a low volume as not to interfere with other residents' enjoyment of the facilities. Earphones are encouraged.
11. Residents & guests under the age of 14 must be under the direct supervision of a resident 18 years or older.
12. Children under the age of 5 are not allowed in the spa under any circumstance.
13. No lifeguard on duty. Swim or soak at your own risk.
14. NO PETS ALLOWED.
15. Please dress appropriately. This is a family environment.
16. Report any broken or malfunctioning equipment to Management.

Thank you for your cooperation!

We hope you enjoy a fun and safe pool season

Committees Need You!

Committees are a great way to get involved in your community

All of the committees at Murrayhill Woods are ready to welcome new members.

Landscaping Committee

Audio/Visual Committee

(A/V to assist in person with hybrid meetings)

Newsletter Committee

(Newsletter committee requires commitment on an ongoing basis as the newsletter should be published at least quarterly.

Management is currently providing the newsletter for the community.

To volunteer for one of our current committees, raise your hand during the Owner's Forum or Committee Reports at the next Board Meeting

Or

Submit a **Comments & Concerns Form**, which will be forwarded to the committee of your choice.

[Click on Comments & Concerns Form](#)

Have an idea for a committee you'd like to start? Come to the Board of Directors meeting and present your idea!

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 information
- 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?

Community Project News

Paint Touch Ups!! It's time to finish up the touch up work & any other repairs that are still needed from the painting project. If you see something that still needs to be addressed, be sure to submit a Comments & Concerns form.

Privacy from Murray Blvd! Several new bushes and plants were planted to replace the dying and dead ones along the Murray Blvd property line. Trimming and pruning is taking place to spruce things up for Summer.

Cherry Trees All Cherry Trees on the property have been given their annual "vaccinations" to prevent the many diseases they are susceptible to.

Gutter & Dryer Vent Maintenance/Cleaning Several gutters were repaired/replaced. Be sure to submit a Comments & Concerns form if you have overflowing gutters or notice a broken or missing dryer vent cover.

Storage Addition The City of Beaverton finally issued the permit after delaying it for months. YAY!!

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! Pool deck & furniture have been power washed and are ready for opening on Memorial Day weekend.

Map Lights The entry site maps lights were repaired and are lighting up the signs perfectly once again!

House Rule Review Rollup Shades & PODS

Roll-down Shades Now that the buildings have been painted, the approved color for the exterior roll-down shades has changed. For the purpose of exterior uniformity, only the newly approved exterior roll-down shades will be permitted on patios and balconies. Exterior shades must be the approved products shown at www.MurrayhillWoods.com. No other style or color of exterior shades are permitted. All non-conforming shades must be changed to avoid a violation fee assessment.

Roll-Down Monticito Shades

<https://www.lowes.com/pd/Coolaroo-8-FTX8-FT-CDLS-MONTECITO/5000206519>

The actual dimension of the shade is 96 inches wide by 96 inches tall. The shade may be packaged as a 99x96 shade (overall width dimensions) or 96x96 shade (actual shade size). The make and color are required and must remain consistent within the community. All shades must be centered in the opening with equal open distances on each side. No side shades or other obstructions on the side of the patio/balcony will be allowed. Residents are reminded that the patio/balcony shades are only to be used to reduce sun glare and are not intended or allowed to be used as a privacy barrier.

P.O.D.S or similar storage/moving containers are strictly prohibited to be placed anywhere on the condominium property.

Financial Report Summary:

Financials as of 4/30/2023:

§ Total operating funds:	\$ 180,955.42	including pending EFTs
§ Total reserve funds:	\$ 531,451.12	including reserves interest
§ Total cash assets:	\$ 712,406.54	
§ Total YTD income:	\$ 230,280.82	
§ Total YTD expenses:	\$ 187,075.71	including \$28,389.34 of Reserve Expenses collected YTD.
§ Budget vs. Actual <u>Income</u> :	42.53%	
§ Budget vs. Actual <u>Expenses</u> :	35.37%	including 17.02% of Reserve Expenses paid year to date
§ Total delinquencies:	\$ 8,085.83	1 account 91+ days; 0 accounts 61-90 days; 1 account 31-60 days



Owner Information

STATS!

Highest Sale within the community:

A completely updated unit sold in June 2022 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!

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](#)

Do you have Community Living tips or tricks? Consider sharing your ideas in the next newsletter. See above for the link to contribute to the newsletter.

Community Livings Tips & Tricks

Daily Decluttering or tidying up—it's definitely a process that everyone should learn to incorporate in his or her life. Although some may argue that they function better in an "organized chaos", a messy space can bring negative effects into their lives, physically, emotionally, and even socially. It's best to prevent the bad vibes by practicing decluttering, even for a few minutes of your day. Don't forget to donate those unused items that are cluttering up your limited space in your condominium home!



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