



Walnut Grove Condominiums Homeowner's Association



December, 2014

Next Board Meeting:

The next board meeting is to be held as needed and will be announced in writing to residents in the first quarter of 2015.

Agenda Issues:

Financial Reporting.

Parking Requirements:

All open uncovered parking spaces require a parking tag on the vehicle in plain view.
There is to be no storing of vehicles allowed.
All vehicles must be in legal operating condition.

Common Area Issues (that require compliance):

Dog & Cat Waste to Clean Up as it occurs.

Children Playing in the parking lots (safety issue)

Proper placement of garbage and recycling in the containers.

DRYER VENT CLEANING

If you are interested in having your dryer vent cleaned then you are welcome to use any vendor of your choosing. A vendor that has done this work for a homeowner recently is "Top Hatter" 503-639-1436. The homeowner was very happy with their service and reasonable pricing. The board policy for dryer vent cleaning is that this is for the individual owners to address on their own. You are welcome to use any contractor that you would like for this. It is recommended that you have this done at least once each year to avoid any type of fire from a plugged vent, full of dryer lint. Your dryer will also last longer with regular cleaning of this vent line. Thank you.

HOLIDAY HAZARDS

We wish you a happy holiday season but it's important to be careful with the festivities and not to take unnecessary risks. Please be cautious and avoid plugging in too many electrical cords into outlets. The overloaded circuits could catch on fire. Too many lights and candles are also a fire risk if you are not careful. Please also make sure to have working smoke detectors in each room and in each area of your condo.

Thank you in advance for your cooperation.

PAYING YOUR DUES IS VERY IMPORTANT

It is important to realize how important it is to pay your dues. Without everyone's monthly payment the Association does not cash flow. There are several homeowners who are delinquent at this time. If arrangements are not made to catch up then it will be necessary for the account to be turned over to a law firm for collection. They also have the ability to pursue the matter through litigation if necessary. PLEASE MAKE ARRANGEMENTS TO BRING YOUR ACCOUNT CURRENT IF YOU ARE DELINQUENT. THANK YOU.

Thank you very much for your cooperation and involvement. If you have any questions or concerns please feel free to write or call anytime.

503-635-4455-Direct

503-412-2404-Emergencies

503-699-7180-Facsimile

tim@affinitygrouporegon.com

Tim Benintendi, Affinity Group Inc.

Property Manager, Real Estate Broker



Mail: P.O. Box 1967, Lake Oswego OR 97035
Office: 4800 Meadows Suite 300, Lake Oswego OR 97035