



Cameron House Homeowner's Association



(503)635-4455, Direct Tim Benintendi, Property Mgr./Broker, Affinity Group Inc. (503)699-7178 Facsimile
1868 Knapp's Alley, Suite 208 * West Linn * Oregon 97068

Page 1

Cameron House Homeowner's Association - Monthly Letter

October 2009

Next Board Meeting:

The next Board Meeting is scheduled for
Wednesday, November 11th, 2009
6:30 PM, in Rec. Rm.

Agenda Issues:

Financial Reporting.
Reporting from Property Manager & Directors.

Parking Policy: All Open Parking and Carports.

The Board clarified the parking policy in recent months. All open uncovered parking spaces and all carports that are not assigned in writing with your property deed are open to first come first serve parking. There is to be no storing of vehicles allowed except in garages and assigned carports in writing with your property deed. No vehicle can be left in an open carport or parking space for more than 72 hours at any given time. Vehicles must be moved for a minimum of 8 hours before returning to the same parking location, carport or open parking space. Any vehicle violation could be subject to towing and impounding.

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

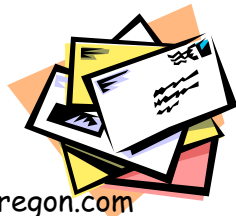
503-699-7180-Facsimile

503-631-8672-Facsimile

EMAIL: Tim@AffinityGroupOregon.com

Tim Benintendi, Affinity Group Inc.

Property Manager, Real Estate Broker



GUTTER & ROOF CLEANING IS TO BE DONE AFTER THE LEAVES FALL FROM THE TREES.

This is expected to be done in November or December.

REMINDER: \$2,145.00 due by September 1, 2010

There is an assessment of \$2,145.00 that was passed in the last Board Meeting that is explained in the August 12, 2009 meeting minutes enclosed with this newsletter. This is for necessary work that was not budgeted for and requires payment by September 1, 2010 (next year). This timeline gives approximately one year to plan for how best for you to pay for the necessary work. Please feel free to call the property manager, if you have any questions or concerns on this issue. This charge will show up on your October monthly invoicing. There is not any late fee to be concerned with at this time as long as you pay the amount by September 1 of 2010. If you pay sooner then you can have the work done sooner.

The basic information on this assessment is that there is not sufficient ventilation for the current age of the roofing and attic areas. This has led to deterioration of the attic areas and moisture issues with some mold and mildew. The attic areas need cleaning up and adding sufficient ventilation to remedy the ongoing situation. If you as a homeowner would like to hire your own licensed, insured contractor that is qualified for this type of work then you must submit their proposal with scope of work to the Board of Directors for approval prior to the start of the work. If approved then you may use a contractor of your choosing right away. If they are able to do the work for less than the assessment of \$2,145.00 then you will only have to pay for the true cost of the work.