



Cameron House Homeowner's Association



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Page 1

Cameron House Homeowner's Association - Monthly Letter

June, 2009

Next Meeting is the Annual Business Meeting:

The Annual Meeting is scheduled for Wednesday, June 24th, 6:30 PM, in Rec. Rm.

Agenda Issues:

Financial Reporting.
Reporting from Property Manager & Directors.
Election.

Parking Policy: All Open Parking and Carports.

The Board clarified the parking policy at the last Board meeting of September 25th. 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.

POSSIBLE ASSESSMENTS TO CONSIDER:

The insurance company that provides insurance for the homeowner's association is requiring that paving repairs be completed in the coming months. The Association does not have funds for this at the present time. It was also discovered with the current sale of a unit that more attic venting is necessary to prevent mold and mildew in attics of most or all units. In order to address this issue it will require assessments for the cost of doing the work. The recommendation is to have this completed by the end of the year. However, each homeowner will likely be assessed the cost to have this attic work done which would include clean up and additional venting for your attic. In other words it is important for each homeowner to be prepared for a significant assessment in the coming months. The Board will be reviewing bids etc. in the coming weeks.

LATE FEE POLICY & LIEN FILING FEE:

At the last Board meeting the finances were reviewed and it was discussed that there has not been a late fee policy to motivate homeowners to pay their dues consistently. There was a motion passed at the meeting to charge a \$25 late fee for any homeowner who is delinquent with any monthly payment. The dues are actually due on the first day of each month but the grace period will extend to be received by the 25th day of each month. If a lien is necessary to be filed for unpaid dues there will be an additional \$150 lien filing fee.

PAYING YOUR DUES IS VERY IMPORTANT A COUPLE OF HOMOWNERS ARE PAST DUE

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 liens to be filed with additional charges accrued for the lien filing process. PLEASE MAKE ARRANGEMENTS TO BRING YOUR ACCOUNT CURRENT IF YOU ARE DELINQUENT.

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

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