



# Cameron House Homeowner's Association



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Cameron House Homeowner's Association - Monthly Letter

REVISED--July, 2009

### Next Board Meeting:

The next Board Meeting is scheduled for Thursday, July 30<sup>th</sup>, 6:30 PM, in Rec. Rm.

### Agenda Issues:

Financial Reporting,

Reporting from Property Manager & Directors.

Evaluation of Attic Work

MINUTES & ANNUAL MEETING REPORTS TO  
BE PROVIDED ON LINE BY AUGUST, 2009 AT:

[www.AffinityGroupOregon.com](http://www.AffinityGroupOregon.com)

### 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.

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Tim Benintendi, Affinity Group Inc.

Property Manager, Real Estate Broker



### \$250 ASSESSMENT DUE BY AUGUST 15, 2009:

The insurance company that provides insurance for the homeowner's association is requiring that paving repairs be completed at this time. The Association does not have funds for this at the present time. Just to do the minimum level of repairs requires an assessment of \$250 per homeowner to be paid by August 15<sup>th</sup>, 2009. Monthly late fees of \$50 per month will be added to any homeowner who does not pay by the August 15<sup>th</sup> deadline.

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 an additional assessment 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. The initial cost projection is in the range of \$1,600 to \$2,200 depending on how many more vents are recommended.

### EIGHT REMAINING UNITS TO INSPECT ATTICS, SATURDAY, JULY 18<sup>TH</sup>, 10 AM TO 11:30 AM:

Eight Units to Inspect Attics:

5540, 5542, 5562, 5564, 5566, 5584, 5586, 5596.

At the recent Annual Business meeting the attic ventilation problems were discussed. The cost for clean up and repairs etc. are not yet completely determined. With a recent contractor inspection there were six units listed above that were not accessible for evaluation. The eight remaining units are to be inspected on Saturday, July 18<sup>th</sup> from 10 AM to 11:30 AM. If you are unable to be at home during that time then please provide access with a friend or neighbor who can let the contractor in to evaluate the attic area. Thank you in advance for your cooperation.