



Cameron House Homeowner's Association



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Cameron House Homeowner's Association - Monthly Letter

August 2009

Next Board Meeting:

The next Board Meeting is scheduled for Wednesday, August 12th, 6:30 PM, in Rec. Rm.

Agenda Issues:

Financial Reporting,
Reporting from Property Manager & Directors.
Evaluation of Attic Work

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

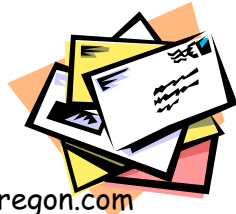
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Tim Benintendi, Affinity Group Inc.

Property Manager, Real Estate Broker



REMINDER: \$250 ASSESSMENT IS NOW DUE

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 15th, 2009. Monthly late fees of \$50 per month will be added to any homeowner who does not pay by the August 15th 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.

THERE WILL BE FURTHER DISCUSSION OF THE CURRENT ATTIC SITUATION AND ASSOCIATED COSTS (at the next board meeting) WHICH WILL LIKELY LEAD TO ANOTHER ASSESSMENT IN COMING MONTHS OR SOME TIME NEXT YEAR. HOMEOWNERS ARE WELCOME TO COME TO THE NEXT BOARD MEETING IF YOU HAVE ANY QUESTIONS.