

COLUMBIA POINT CONDOMINIUMS

Homeowner's Association



(503) 635-4455, Direct

Tim Benintendi, Property Mgr./ Broker

(503) 699-7178 Facsimile

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Columbia Point Condominium Homeowner's Association Monthly Letter

October, 2013

NEXT MEETING:

Thursday, October 17th, 2013, 6:30 PM in the Community Room – 233 N. Hayden Bay Dr.

Annual Meeting Agenda:

- Report from Board
- Report from Property Manager
- Reporting of Committees
- Unfinished Business
- New Business
- Adjournment

REPORTS, POLICIES & INFORMATION:

Insurance Contact: Amanda McMillan, 503-292-1580 x 114 or go to website www.abicondo.com. Further reporting and information are provided on the web page of Columbia Point at the site of www.affinitygrouporegon.com. The web site is being updated during the month of December. Follow the link for “homeowner associations” and then the link for Columbia Point. If you have any questions on this issue then please call the property manager at 503-635-4455.

MINOR MAINTENANCE ISSUES

If you would like to report minor maintenance concerns then please contact Tim of Affinity Group Inc. 503-635-4455. You can also email your request to tim@affinitygrouporegon.com.

POLICE

If there is an emergency police matter then please call 911 and report immediately.

If you have non-emergency police issues to report then please call 503-823-3333.

PROPERTY MANAGER: (Contact Information)

Tim Benintendi, Affinity Group Inc.
503-635-4455—Direct or 503-412-2404—Emergencies
tim@affinitygrouporegon.com.

CHIMNEY INSPECTIONS CONCLUDED

With Fall and Winter upon us the inspection of the chimneys is now complete. The inspection is being paid for by the homeowner association. Any necessary cleaning or repair is to be at the expense of those owners that need this. For those that need cleaning or repair a list will be provided by the contractor. Owners will be notified in writing by the property manager if your chimney is in need of cleaning or repair. At that point you will have at least 30 days to do the necessary work with any licensed, insured chimney service company. You are welcome to use the contractor that has done the inspection or one of your own choosing. You will need to submit written documentation of the necessary work being done to avoid a \$50 monthly fine for noncompliance. Thank you in advance for your cooperation.

OUTSIDE PROJECTS CONCLUDED

The exterior siding and painting projects are concluded at this time for the year. It's important to understand that the HOA does not maintain the windows and doors of each unit. The doors and windows of each unit are owned individually by each owner. If you have a window with a bad seal or door that is deteriorated then this would be your responsibility to repair or replace. Thank you in advance for your cooperation.

GUTTERS AND DOWNSPOUTS

If you discover any plugged downspouts or rain gutter issues to address then please report this to the property manager. Thank you.

CURRENT BOARD MEMBER ROSTER

Board Members are appreciated for their time and commitment:

Ellen Seminar, Chair
Lou Olson, Treasurer
Kim Knapp, Director
Jeff Warila, Director