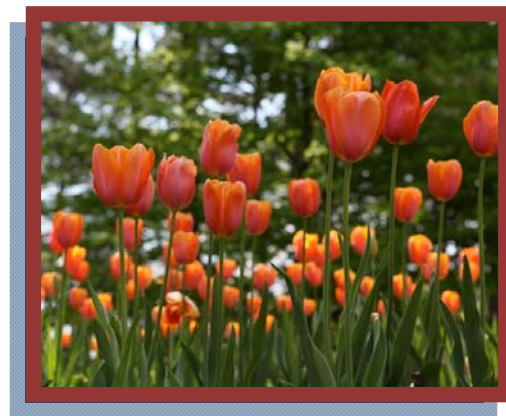


# COLUMBIA POINT CONDOMINIUMS

## Homeowner's Association



(503) 635-4455, Direct

Tim Benintendi, Property Mgr./ Broker

(503) 699-7178 Facsimile

Affinity Group Inc, 4800 Meadows Road, Suite 300, Lake Oswego Oregon 97035

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Columbia Point Condominium Homeowner's Association, Monthly Letter

April, 2012

### NEXT BOARD MEETING:

Thursday April 19th, 2012, 6:30 PM in the  
Community Room – 233 N. Hayden Bay Dr.

#### Board 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](http://www.abicondo.com). Further reporting and information are provided on the web page of Columbia Point at the site of [www.affinitygrouporegon.com](http://www.affinitygrouporegon.com). Follow the link for “homeowner associations” and then the link for Columbia Point. The use of the Columbia Point West Clubhouse, Meeting Room is not available for rental use by residents of Columbia Point. Any prior misunderstanding or miscommunication on the issue is recanted. 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](mailto:tim@affinitygrouporegon.com).

### POLICE—NON EMERGENCY ISSUES

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](mailto:tim@affinitygrouporegon.com).

### NEW ADDRESS INFORMATION FOR YOUR PROPERTY MANAGER

Affinity Group Inc. has moved their main office to 4800 Meadows Road, Suite 300, Lake Oswego OR 97035. This is a more central location for the Metro area and is just off I-5 where Hwy. 217 comes into Kruse Way. All telephone numbers have remained the same. For dues payments please send all payments to 19363 Willamette Drive, Box #257, West Linn OR 97068. Any payments to the old address will be forwarded up to 6 months. If you ever to meet in person by appointment or drop off paperwork or a payment etc. then please feel free to go to the main office location during the day in Lake Oswego from 8:30 AM until 5:00 PM. Thank you.

### HAYDEN BAY DRIVE ROAD RULES

Please see the enclosed rules on the back of this newsletter that would apply to your use of the main road coming into the community. This is a private road and there are specific rules and requirements that apply to your use of the road. Please be aware and comply with the requirements. Please contact the property manager if you have any specific questions. Thank you.

### DELINQUENT ACCOUNTS

With the ongoing maintenance of the buildings and common areas it is critically important that all homeowners pay their monthly dues on time each month. Unfortunately there are some who are delinquent at this time. This creates an unfair situation for all those who are diligent about paying the monthly dues. If you are behind and would like to make arrangements to catch up then please contact the property manager. Thank you.

### CURRENT BOARD MEMBER ROSTER

Board Members are appreciated for their time and commitment:

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

NORTH HAYDEN BAY DRIVE ROAD RULES – 2005  
(THIS IS A PRIVATE ROAD)

All vehicles must be operable with a current State license. An inoperable or unregistered vehicle parked in any area of North Hayden Bay Drive for longer than a period of three (3) days must be removed. Vehicles suspected of being inoperable, abandoned, unregistered, or derelict will be marked with a parking notice notifying the owner(s) they have three (3) days to demonstrate to Hayden Bay Drive Board that the vehicle is in use and/or is registered. After which, if the vehicle is not removed, a second notice will be placed on the vehicle with notification the vehicle will be towed if not moved in three (3) days, and shall contain contact information for a Hayden Bay Drive representative, currently Charles & Carol Kuffner (503-978-1937). **A vehicle parked illegally, including but not limited to blocking a driveway, parked in a red zone, parked in front of a mailbox, facing the wrong direction, double parked, will be subject to being towed immediately. Any car parked which creates a hazard or dangerous situation will be subject to being towed immediately.** Towing of vehicles will be performed by A&B Towing (503-233-5189). All towing will be done at the vehicle owner's expense. It is the responsibility of each association surrounding Hayden Bay Drive to inform their residents of the house rules for North Hayden Bay Drive.

Vehicle repairs are strictly prohibited. Changing flat tires and jump-starting vehicles are the only exceptions.

Excessive oil and fluid leaks or spillage are damaging to the road and must be cleaned as soon as detected. If an offending resident fails to do this, the clean-up and/or repairs will be ordered by Hayden Bay Drive Board and the cost will be charged to the Association whose resident it was.

Boats, recreational vehicles, and trailers shall not be left for more than three (3) days during any month. No commercial vehicles over 6000 lbs. GVW will be allowed to park on North Hayden Bay Drive. Such vehicles are subject to the above aforementioned notices and subject to being towed after the second notice. Construction dumpsters shall not be allowed to be located on North Hayden Bay Drive on a permanent basis. Permission for a temporary dumpster by any Association must be authorized by the Hayden Bay Drive Board.

These rules are currently in force and will remain in force until such time a new set of parking rules are adopted by the Hayden Bay Drive Board.