

# COLUMBIA POINT CONDOMINIUMS

## Homeowner's Association



(503) 635-4455, Direct

Tim Benintendi, Property Mgr./ Broker

(503) 699-7178 Facsimile

Affinity Group Inc, In the Historic Willamette District, 1868 Knapp's Alley, Suite 208 West Linn OR 97068

Page 1

Columbia Point Condominium Homeowner's Association, Monthly Letter

March, 2012

### NEXT BOARD MEETING:

Thursday March 22nd, 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).

### ANNUAL MEETING FOLLOW UP

The recent annual business meeting was held February 16<sup>th</sup> and was very productive. The officers and directors are as follows: Ellen Seminara--President, Lou Olson—Treasurer, Julie Wright—Secretary, Kim Knapp—Director, Jeff Warila—Director. There is still a need for volunteers to assist on any of several committees. If you are available to help then please notify the property manager or a board member. There are a few more exterior projects to be accomplished this year and any volunteer assistance is appreciated. Thank you to those who were able to attend the annual meeting and those that turned in their proxy forms to help establish a quorum.

### 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. Warning letters have been issued to those who have become severely delinquent and will be turned into a law firm if there is not compliance with proper payments. If they do not bring their account current or propose an acceptable payment plan to catch up then the account will be turned over to a law firm. The law firm will pursue the necessary legal remedies which will include their hourly labor cost, material cost, legal filing cost, lien filing, litigation expenses and all other associated costs necessary to pursue full payment. At the point of receiving a letter from the lawyer's office there will be immediate legal expenses accruing to their balance. 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