

# Murray Park

Condominium Community Newsletter

July - September 2023 Edition  
September 7, 2023 - Vol 1



## 2023 Budget Meeting

**Do you want to know what's going on at Murray Park?**

**Maybe you want to know what projects will be done in the next year?**

Do you have a question, concern, compliment, or complaint?

Mark your calendars now and come to the annual Budget Meeting!

**October 25, 2023**

**Starting promptly at 5:30pm**

Meeting will be held Via Zoom

Invitations are sent to owners by email the morning of the scheduled meeting

**Notice of Upcoming Board meetings**

can also be found on the front page of the community website [www.MurrayParkCondominiums.com](http://www.MurrayParkCondominiums.com).

## What's New?

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Making Condo Living Even Better



**Sellers. Buyers. Professional Management. Community Manager**  
Manager@FRESHSTARTofOrecon.com 503-319-5848 Cell-Text-MMS/SMS

## Welcome New Neighbors!

Please join us in welcoming our newest neighbors! We are so happy to have you join our community and we hope you are enjoying your new home!

Management sends a welcome email to each new owner, but nothing is better than being welcomed by you! Be sure to welcome our new neighbors with a warm smile and a friendly hello.

## Welcome Board Members!

Your 2023-2024 Board Members are:

**Gary Hardy - Chair**  
**Nada Maise - Secretary**  
**Dee Wagoner - Director**  
**Andrew Kaulaau - Director**  
**Troy Smith - Director**

Thank you to all of the board members for volunteering their time to help Murray Park continue to be a successful HOA.

**Notice of Upcoming Board meetings** can always be found on the front page of the community website.

## Have you been to our website?

<https://www.murrayparkcondominiums.com/>

### You will find:

Portal for paying your association dues  
Upcoming Meeting dates  
The Minutes from previous meetings  
Leasing & Selling information  
Insurance documents  
Governing Documents - Bylaws; Rules & Regulations  
ARC form - Get approval for your remodel  
Owner information form - change your email, phone number, or address?  
Vehicle registration form - update your vehicle? We need to know  
Comments & Concerns Forms  
ADA Information  
Approved products - need the exterior paint colors?

## Special Assessment: What It Is & How Do They Work Should Your Association Ever Need One

**What are special assessments?** A special assessment is an additional one-time fee that is levied by a condominium association on top of regular condominium fees to cover unexpected expenses or make up for a shortfall in the reserve fund.

**How do special assessments work?** Special assessments, if necessary, are imposed by the condominium board. The board of directors will determine the amount of the assessment based on the projected cost. The assessment is typically payable in installments over a set period, which can range from several months to several years. Condo owners have the option to pay it in full or spread the payments out over the installment period.

**What do special assessments usually cover?** Special assessments can cover a wide range of expenses. Below, are some of the more common types of expenses that special assessments may cover:

1. **Repairs:** If repairs are needed that the monthly condo fees cannot cover, a special assessment may be required in order to complete the work. This could include repairs to the buildings, roof, plumbing, electrical systems, or other items.
2. **Upgrades:** If the condo association wants to upgrade the building's, carports, or other common areas, a special assessment may be required to cover the cost.
3. **Emergencies:** If the building experiences an emergency like a natural disaster, fire, main sewer line leak, etc., a special assessment may be required to cover the cost of repairs.
4. **Legal Fees:** If the condo association is involved in a legal dispute, a special assessment may be required to cover the cost of legal fees.

**In conclusion,** Special assessments are an essential part of condo ownership and can help ensure that the community remains in good condition and up to date. Without special assessments, buildings and fixtures stay in disrepair and continue to deteriorate. Although they can be a financial burden, special assessments are often necessary to cover repairs and maintain or even increase the value of the property. Condo owners should always be aware of the potential for special assessments and try to budget accordingly.

## Community Project News

**Roof Cleaning** The roofs of the buildings and carports have been cleaned and look much better.

**New Bark Dust** this year's application of bark dust has been done! Remember the community is split into two zones with one zone being done each year to keep the costs reasonable and the appearance fresh.

**New Monument Sign!** The signs at the entry of the community have been in need of replacement for some time now. New signs are being looked at and vendors are being considered. Samples should be ready for the Board to decide on, in the near future.

**No Smoking Signs** signage reminding everyone about Murray Park being a non-smoking community has been placed around the community and cigarette receptacles have been placed outside the community for smokers to use, on Murray Blvd.

**Dryer Vents** Dryer vents have been cleaned and vent covers have been replaced as needed. If you notice any dryer vent issues, please submit a Comments & Concerns form

**Rodent Control** is a real issue now in Beaverton and within our community. If you notice rodent activity, submit a Comments & Concerns form right away to avoid bigger issues later. The exteriors of each building are being sprayed for ants, spiders and other insect pests each month. If you are having insect issues inside your unit, please call the exterminator of your choice to have them treat your interior areas.

**Dumpster Reminders.** All items must go **inside** the dumpsters and the lids must be closed at all times. **Nothing can be left on the ground** or on top of dumpsters. Recycling must be sorted according to the signage in the recycling areas, and all **boxes flattened**.

## House Rule Review Smoking Resolution

- Murray Park is now a non-smoking community since the resolution passed and signs have been placed around the community.
- There have been many complaints about smoking continuing despite the Bylaw Amendment and it seems smoking continues inside of some units. When these complaints are received, management is obligated to enforce the Bylaws, by issuing a violation to those parties who are smoking and levy a \$250.00 each time. If the same individual receives continuing violations, the fines will be elevated per each subsequent violation.

### AMENDMENT

**Article V, Section II (m): Smoking Prohibition.** The Murray Park Condominiums is a non-smoking community. Smoking of any kind is prohibited everywhere within the boundaries of the condominium property, including, but not limited to, all dwelling units, decks, terraces, patios, parking areas, and all general and limited common element areas of the condominium. "Smoking" is defined as inhaling, exhaling, burning or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (*i.e.* e-cigarettes or vaping products), whether legal or illegal.

Cigarette butts shall not be disposed of anywhere on the ground or in common or limited common areas. Violations of this paragraph will result in fines pursuant to the Association's Enforcement & Fine Resolution, as may be amended from time to time, or as may be determined by the Board of Directors. Owners shall be held responsible for violations by tenants and guests. No warning shall be provided or required for any violation of this provision.

## Financial Report Summary: Financials as of 7/31/2023:

§ Total Operating Funds:	\$ 129,445.30	including pending EFTs
§ Total Reserve Funds:	\$ 173,828.44	including reserves interest
§ Total Cash Assets:	\$ 301,273.74	
§ Total YTD income:	\$ 180,236.15	
§ Total YTD expenses:	\$ 128,768.45	including \$29,199.72 of Reserve Expenses collected YTD.
§ Budget vs. Actual Income:	69.27%	
§ Budget vs. Actual Expenses:	51.40%	including 40.26% of the total Reserve expenses
§ Total Delinquencies:	\$ 2,211.00	<b>0 account 91+ days; 0 accounts 61-90 Days; 1 accounts 31-60 days; 2 accounts 0-30 days</b>



# Owner Information

## LEASING/RENTING REQUIREMENTS

### Lease/Rental Agreement:

Review the Lease Amendment before renting or leasing out your unit to tenants.

### Rental Forms

**The Unit owner is required to submit** the following documentation to the managing agent within 15 days of entering into a lease/rental agreement:

**A fully executed copy of the Tenant's lease** identifying all occupants of the unit including ages of all children, phone and email contact information for all adult tenants 18 years of age or older, and a provision that the lease is subject to the governing documents of the Association (with a default by the tenant in complying with the governing documents constituting a default under the lease agreement).

**A fully completed new owner information sheet** signed by both the owner and the tenant, including the tenant's vehicle information including year, make, model, color, and license plate number.

**A copy of the tenant's renter's insurance policy** showing comprehensive liability with combined limits of not less than \$50,000 (Bylaws Sec. 8.7).

**Complete contact information** for any management company being used to professionally manage the unit, if any.

[Click : Leasing Amendment](#)

## Your Management Team:



Sellers. Buyers. Professional Management.  
Community Manager  
Manager@FRESHSTARTof Oregon.com  
503-319-5848 Cell-Text-MMS/SMS

## Contribute to the Newsletter!

Write your article and submit it by attaching it to the Comments & Concerns Form

[Click on Comments & Concerns Form](#)

We encourage all residents to participate in the content of your newsletter!

## Owner's Portal

Step into your Portal to manage your Association dues and payments, request maintenance, and many other features!

[Click Here for Owner's Portal](#)

**Do you have Community Living tips or tricks?** Consider sharing your ideas in the next newsletter.

[Click on Comments & Concerns Form](#)  
To contribute to the Newsletter

## Community Living Tips & Tricks

**Reset Your Space!** Restore the peaceful feeling of your home by taking a few minutes every evening to reset your livingroom by picking up everything and putting it where it belongs and resetting your bedroom every morning. If you practice resetting your spaces every day, it will take only a few minutes to keep your home neat and tidy all the time. Don't forget to donate those unused items that are cluttering up your limited space in your condominium home!



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