

Murray Park

Condominium Community Newsletter

July - August 2024
Edition
July 22, 2024 - Vol 3



Annual Meeting!

Ever wonder What it would be like to be a
member of the Board of Directors at Murray Park?

Mark your calendars now to attend the

Annual Meeting!

Wednesday July 24, 2024

Meeting will be held via Zoom.

Meetings start promptly at 5:30 pm.

Elections will be held to fill the three open board positions.

Volunteers are always needed and welcome!

Come and Vote!

A meeting reminder with the link to the Zoom meeting is emailed to all
owners the morning of the scheduled meeting

Notice of Upcoming Board meetings

can always be found on the front page of
your association's website.

<https://www.murrayparkcondominiums.com>

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What's New at Murray Park

Summer is in full swing and so is your association.

- New Exterior Light fixtures have been ordered for the whole community!
- Bark dust has been renewed.
- Curb painting has been completed.

DUMPSTER NEWS:

- Dumpsters will be picked up 3 times every week starting in the next week.
- Please report anyone you see leaving mattresses, furniture, or any item outside of the dumpster. This seems to be happening regularly.
- Waste Management will not empty the dumpster with the large or prohibited items in them. They also will not pick up **anything** left outside of the dumpsters.

For Everything You Need:

<https://www.murrayparkcondominiums.com>

Some things you will find:

- The previous board meeting minutes
- Have a rental? The Leasing Resolution is on the website.
- Selling information
- **Insurance documents** – Including Master Policies
- **Governing Documents** – Bylaws; Rules & Regulations
- **Budgets & Reserves**
- **ARC form** – Get approval before you remodel
- **Owner information form** – change your email, phone number, or address?
- **Vehicle registration form**
- **Comments & Concerns Forms**
- **ADA Information**
- **The portal** for paying your HOA dues
- **Upcoming Meeting** dates
- ...And MORE!

RULES REVIEW!

DECKS & PATIOS

- No articles of any kind may be hung or shaken from any window, deck, patio, or handrail.
- The use of clotheslines is not allowed.
- Caution should be used when barbecuing on decks. Excessive smoke, which may be offensive to neighbors, must be avoided.
- Decks and patios may be furnished with plants and appropriate patio furniture. Household furniture is not allowed.
- Decks & patios are not to be used for storage.
- No dead plants or empty pots are allowed.
- All upper-level deck plants must have proper catch trays to prevent water overflow to the patio below.
- No planters may be set on or hung over the side of the deck rail or patio fence due to safety considerations.
- All plants must be removed from wood decks during the wintertime to prevent promoting dry-rot conditions.
- Owners are prohibited from any activity on upper decks that would otherwise drain or filter down into a lower deck or patio area.
- Firewood storage should be in limited quantities and all wood must be neatly stacked away from the building at least twelve inches so as not to encourage wood boring insects and dry rot.
- Decks, landings, stairways, and common areas must always be kept clean and litter free
- Pets are not to be left unattended on decks and patios.
- Pet food and litter boxes are not to be left on decks and patios as they draw rodents.



Recycling Made Easy!!

Mattresses:

- Coming Soon! Convenient & FREE mattress disposal! Oregon passed a law that requires mattress producers to share the responsibility of mattress disposal. This means that mattresses will soon become easy to dispose of at the end of their lives. Convenient collection facilities should become available in late 2024. Stay tuned for more information as the new law rolls out. Meanwhile if you have a mattress to dispose of, please contact a local junk hauler of your choice. They will come to you and even do all of the heavy lifting, no need to have the mattress or box spring outside at all! Google Mattress Disposal or go to NewDoor.com to find junk haulers.
- Beyond the Curb:
 - **Far West Recycling** farwestrecycling.com has a public recycling depot where you can drop off hard-to-recycle- items that are not accepted in your recycling bin **503-643-9944**
 - **Medications:** MedTakeBackOregon.org **844-482-5322** Never dispose of unwanted meds down the drain!
 - **Electronics:** OregonEcycles.org **1-888-5-ECYCLE**
 - **Household Hazardous Waste –** OregonMetro.gov/HHW – **503-234-3000**
- **REUSE & REPAIR**
 - **Repair Fairs –** www.RepairFair.org local events where volunteers help you fix your broken items from mending the zipper on your favorite backpack to repairing your old vacuum and much more.
 - **iFixit –** www.ifixit.com A website full of tutorials on how to fix an assortment of electronics
 - **Portland Repair Finder –** www.portlandrepairfinder.com Not just for Portland! Search for local repair shops for a variety of items.
 - **Reuse –** Purchase from or donate to a local reuse shop like Habitat for Humanity ReStore or thrift stores or check out your local Facebook Buy Nothing groups!

Thank you for Recycling!

Summer Fun in the City of Beaverton!

The Beaverton City Events Program produces and supports a variety of large scale events and activities that promote Beaverton as a friendly, active, and responsible community!

July 26-28 Legendary Makers Market

[Legendary Makers Market: An Asian American Night Market](#)

August 26 National Night Out

[National Night Out | Beaverton Police Department, OR](#)

August 11 India Festival

<https://www.icaportland.org/>

August 17 10th Annual Beaverton Night Market

[Beaverton Night Market | Beaverton, OR - Official Website \(beavertonoregon.gov\)](#)

August 24 Beaverton Music Festival

<https://frproductionsllc.com/beavertonmusicfest/>

September 7 Rotary Sun Run

<https://runsignup.com/Race/OR/Beaverton/sunrunbeaverton?>

September 7 Beaverton Celebration Parade

<https://www.beavertonoregon.gov/492/Beaverton-Celebration-Parade>

September 14 Beaverton Half Marathon

<https://runwithpaula.com/bhm23v1/>

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**Do you have Community Living tips or tricks?**

Consider sharing your ideas in the next newsletter. Write your article and submit it by attaching it to the Concerns & Issues Form

[Click here for Comments & Concerns Form](#)





## Your Management Team:



## What Sets Us Apart

- We are a boutique, family-owned, and operated company. Experience our unwavering commitment to quality service for all your HOA and real estate needs.
- Our company has been managing in the Beaverton area for more than 20 years, giving us an unparalleled level of training and experience. We specialize in condominium associations, choosing to focus on those properties rather than spreading ourselves too thin and managing a lot of different properties and portfolios. We manage communities like yours, and we do it effectively.
- We also help our owners with their investments and real estate needs. As investors ourselves, this gives us a unique perspective that matches your own.

Put your most expensive investment in the hands of the most qualified and experienced company.

Contact FRESH START Real Estate & Property Management for more information.

### **Sellers. Buyers. Professional Management Community Manager**

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## Mini Splits are Cool!!

**Is your home too hot or too cold?  
A ductless Mini Split will make it just right!**



A mini-split AC system, also known as a ductless mini-split or [ductless air conditioning](#), is an alternative to central air conditioning. While central AC uses a series of ducts and vents built as part of your home's HVAC system, a mini-split air conditioner cools without using ductwork.

You may have noticed your neighbors have had mini splits installed recently and found yourself wishing your unit had air conditioning this summer.

Click this link [COA Approved Products \(murrayparkcondominiums.com\)](#) for approved Mini Splits and suggested vendors to install your new air conditioning unit!

If you decide to improve your environment with a mini split, go to your website using the link below to submit the ARC form along with your contractor's bid and sketch of where the condenser unit and conduit lines will be placed outside. Act Now! Don't wait for the next heat wave!

[Click on Murray Park Owner Forms Page](#)

## Financial Report Summary:

**Financials as of 6/30/2024:**

|                                       |               |                                                                                          |
|---------------------------------------|---------------|------------------------------------------------------------------------------------------|
| § Total Operating Funds:              | \$ 153,248.39 | including pending EFTs                                                                   |
| § Total Reserve Funds:                | \$ 195,472.66 | including reserves interest                                                              |
| § Total Cash Assets:                  | \$ 348,721.05 |                                                                                          |
| § Total YTD income:                   | \$ 174,286.59 |                                                                                          |
| § Total YTD expenses:                 | \$ 136,426.15 | including \$42,945.22 of Reserve Expenses                                                |
| § Budget vs. Actual <u>Income</u> :   | 60.71%        | collected YTD.                                                                           |
| § Budget vs. Actual <u>Expenses</u> : | 34.95%        | including 20.31% of the total Reserve expenses                                           |
| § Total Delinquencies:                | \$ 2,675.00   | 0 accounts 91+ Days; 2 accounts 61-90 days;<br>1 account 31-60 days; 0 account 0-30 days |



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