



MURRAY PARK CONDOMINIUMS

6107 SW Murray Blvd., #313

Beaverton, OR 97008

503-319-5848 Cell-Text-MMS/SMS

www.MurrayParkCondominiums.com

MURRAY PARK CONDOMINIUMS 2026 OWNER PACKET

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2025 Reserve Study update can be found at www.MurrayParkCondominiums.com

**IMPORTANT DOCUMENTS ENCLOSED!
PLEASE REVIEW CAREFULLY.
NOTICE OF DUES INCREASE ENCLOSED.**



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YEAR-END SUMMARY

- Your Board of Directors adopted the 2026 budget at the Board Meeting held on November 5, 2025. It is the result of a proposed budget presented by Management along with the review and input of each of the Board members.
- The 2026 overall increase is 16.38%. The increase in reserve contributions for 2026 is 20.00% and there is an increase of 13.61% for the Operating budget. The increase in the Reserves follows the schedule outlined and is necessary to complete projected repairs identified in the Reserve Study and 30-year Maintenance Plan without the need for any special assessments. Reserve contributions will compromise 44.62% of the total monthly HOA payment and the Operating contributions will comprise 55.38% of the total monthly HOA payment. **The total HOA payment for each unit in 2026 will increase according to the approved Murray Park 2026 Fee Allocation Schedule included in this Owner's Packet.**
- The combined operating and capital reserves for the 2026 budget is \$428,238.00 – compared to \$367,976.00 in 2025.
- Based on 2025 expenses, the Board approved the Budget expense categories as follows:

Ground & Maintenance Repair.....	+ 7.94%
Building Repairs & Maintenance.....	+ 0.00%
General Operating Expenses	+ 26.38%
Utility Expenses.....	+ 12.90%
Overall Dues Increase from 2025 to 2026.....	+ 16.38%

The above percentages are based on the needs from actual spending in 2025 and projected trends that are expected in 2026.

 - Grounds & Maintenance accounts for 7.94% of the annual operating budget.
 - Building Repairs & Maintenance account for 7.36% of the annual operating budget.
 - Operating expenses account for 15.56% of the annual operating budget.
 - Utility expenses account for 24.52% of the annual operating budget.
 - Reserve contributions account for 44.62% of the total annual budget
- The Board and Management are managing collections & delinquencies very effectively.
- Delinquencies are up from \$0.00 on 12/31/2024 to \$1,243.00 as of 09/30/2025. The delinquency is due to one unit being 31-60 days past due.
- The 2025 Reserve Study and 30-year Maintenance plan update has been uploaded to the Association website www.MurrayParkCondominiums.com. The outlined reserve funding schedule requires a 20% increase on reserve contributions from 2026 through 2028. The increases reduce to 3.0% from 2029 thru 2037. This funding model is projected to adequately fund the needed repairs and replacements without need for any special assessment.
- Nearly all Owners continue to pay their HOA dues via autopay or online through the portal at www.PayFreshStart.com. On September 1, 2019 Management became paperless and asks that all payments be made through the portal. The result is a higher level of security, timeliness of payments, and a reduction in delinquencies. Monthly recurring payments can be set up to post on any day between the 1st of the month, and the 10th of the month to avoid late fees. Additionally, maintenance requests can (and should) be submitted from this portal. Under extenuating circumstances, payments may be made by check with a \$15.00 check processing fee added to the payment for each check processed. Management retains the right to still process all checks electronically. Management is happy to help you set up or process payments.

- The Association website at www.MurrayParkCondominiums.com continues to grow with an abundance of information about the Association. You can download most documents directly from the website for free. Unlike most Associations who charge for documents through services like CondoCerts or Homewise, Murray Park now provides access to documents at no charge to Owners, or prospective Buyers.
- The Board is happy to announce that there are no pending special assessments, pending litigation, or any other areas of concern as we approach the end of 2026.

Action Items & Reminders:

- ACTION → ✓ **Reminder:**** Each Unit Owner shall be responsible for obtaining at his or her own expense, insurance covering his or her property (per Murray Park Condominiums Insurance Resolution dated December 31, 2013 Section 1.2). If you haven't done so, please make certain to add the following additional interest on your Owner's or Renter's policies:
Murray Park Condominiums – C/O 6107 SW Murray Blvd., #313; Beaverton, OR 97008
- ACTION → *** Adding the "Additional Interest" on your insurance policy requires calling your insurance carrier and providing the above information (in bold and italic) to them.
- ACTION → ✓ **Are you in Compliance?:**** If you are leasing your Unit, you are required to provide within 15 days of entering a Lease/Rental Agreement all documentation and fees as defined in the Murray Park Leasing Resolution dated 1/28/2020 (the Leasing Resolution can be found at www.MurrayParkCondominiums.com). Failure to provide the defined information within the time specified is a violation and is subject to a fine. If you have not done so already, all lease documentation or lease updates should be emailed to Manager@FRESHSTARTofOregon.com.
- ACTION → ✓ **Vehicle Registration Updates:**** All vehicles must be registered with the Association (MPC Rules & Regulations). Failure to update vehicle registrations (either as an owner or a landlord on behalf of his tenant) is a violation. A vehicle registration form is included in this packet. Please complete the vehicle registration form and Submit it either online through the link on the form or return it to management by email no later than January 31, 2025 to remain in compliance (*even if you have not changed vehicles*). Email your updated vehicle registration form to Manager@FRESHSTARTofOregon.com or mail your vehicle registration form to the address shown at the top of this notice **no later than January 31, 2026** to avoid a violation and fine.
- ✓ **Light Bulbs Out?:** If you see a light bulb out on the exterior of the building, in the address number boxes, in a carport, or in the common area of the community, please report it through the portal at www.PayFreshStart.com. You may install a temporary bulb, however the association requires a uniform exterior look. Please still report the outage and maintenance will make sure the proper bulb is installed. Colored bulbs are not permitted at any time.
- ✓ **Vandalism Concerns:** Murray Park Condominiums has experienced stolen mail, stolen packages, and vehicle break-ins. It is highly advised that no valuables or sensitive information are left in your vehicles overnight. If you experience a break-in or observe ANY suspicious activity within the community, please contact Beaverton non-emergency at **503-629-0111** right away. Your report of information may help to solve other similar crimes in the area. If you see anything that looks suspicious or wrong, please let Management know right away.



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NOTICE OF DUES INCREASE

- **This serves as your notice of increase in monthly HOA dues beginning January 1, 2026. Refer to the following Budget and 2026 Fee Allocation Schedule to determine the new amount of your monthly HOA Dues beginning January 1, 2026.**
- If your payment is auto drafted via the www.PayFreshStart.com portal, unless we hear differently from you, your monthly payment will automatically be adjusted for your January payment. If you access the portal to pay your HOA dues manually, you will need to increase your payment to the correct amount beginning 1/1/2026 to avoid late fees being assessed for shortages. The correct amount due will show in the system on or before 1/1/2026. Please do not call management for failure to update manual HOA payments, which result in late fees.
- As of September 1, 2019, paper checks are no longer accepted for payment of HOA dues. Please log into the HOA portal at www.PayFreshStart.com to make your payments electronically. **Beginning January 1, 2023 there will be a \$15.00 administrative fee for any check that requires processing.** Management retains the right to still process all checks electronically.
- Statements are emailed out on the 1st of each month, and receipts are delivered electronically as soon as your payment posts to your account. Owners always have real time access to their HOA account ledger on the Owner Portal at www.PayFreshStart.com.

Murray Park Condominiums 2026 Annual Budget (Final)							Approved:	11/5/2025
Revenues:	% of Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	Variance	% Change
Assessment Income	55.38%	180,968.00	188,205.00	191,860.00	208,736.00	237,150.00	28,414.00	13.61%
Reserve Income	44.62%	93,647.00	102,075.00	132,700.00	159,240.00	191,088.00	31,848.00	20.00%
Administrative Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Bank Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Capital Contribution Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income (Other)		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Interest Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Late Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Lease Review Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Other Income (Payment Reversals)		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Violation Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL INCOME.....	100.00%	274,615.00	290,280.00	324,560.00	367,976.00	428,238.00	60,262.00	16.38%
Expenses:	% of Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	Variance	% Change
Landscape Contract - Base	6.30%	21,600.00	22,500.00	21,000.00	27,000.00	27,000.00	0.00	0.00%
Landscape Services (Additional)	1.17%	2,500.00	3,000.00	2,500.00	2,000.00	5,000.00	3,000.00	150.00%
Irrigation	0.47%	2,000.00	2,000.00	1,500.00	2,500.00	2,000.00	-500.00	-20.00%
Total Ground & Maintenance Repair.....	7.94%	26,100.00	27,500.00	25,000.00	31,500.00	34,000.00	2,500.00	7.94%
Electric Lamping/Ballast - R&M	1.75%	1,500.00	1,500.00	4,500.00	6,500.00	7,500.00	1,000.00	15.38%
Exterior Roof R&M	0.47%	5,000.00	5,000.00	3,000.00	2,000.00	2,000.00	0.00	0.00%
General Bldg. - R&M	3.50%	15,000.00	15,000.00	17,250.00	15,000.00	15,000.00	0.00	0.00%
Gutters - R&M	0.00%	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00%
Pest Control Services	1.17%	1,000.00	2,000.00	2,000.00	6,000.00	5,000.00	-1,000.00	-16.67%
Plumbing R&M	0.47%	1,500.00	2,500.00	3,000.00	2,000.00	2,000.00	0.00	0.00%
Total Building & Repairs & Maintenance.....	7.36%	26,500.00	28,500.00	29,750.00	31,500.00	31,500.00	0.00	0.00%
Garbage & Recycle (Waste Management)	3.50%	11,000.00	11,500.00	11,500.00	11,500.00	15,000.00	3,500.00	30.43%
Garbage & Recycle (On-Site Management)	1.75%	3,000.00	3,000.00	4,000.00	6,000.00	7,500.00	1,500.00	25.00%
Electricity - Common Area	0.82%	3,000.00	3,000.00	3,000.00	3,500.00	3,500.00	0.00	0.00%
Water/Sewer (10.6% anticipated increase, COB > Ju	18.45%	67,000.00	67,000.00	67,500.00	72,000.00	79,000.00	7,000.00	9.72%
Utility Expenses.....	24.52%	84,000.00	84,500.00	86,000.00	93,000.00	105,000.00	12,000.00	12.90%
Administrative Fees (Copies, Pmt. Plans, Other)	0.08%	0.00	250.00	250.00	350.00	350.00	0.00	0.00%
Audit Fees	0.00%	2,250.00	2,250.00	2,250.00	0.00	0.00	0.00	0.00%
Bank Charges	0.19%	500.00	500.00	500.00	700.00	800.00	100.00	14.29%
General Liability Insurance	8.17%	16,000.00	18,500.00	21,650.00	25,000.00	35,000.00	10,000.00	40.00%
General Office Expenses	0.12%	500.00	500.00	500.00	500.00	500.00	0.00	0.00%
Legal Fees	0.47%	3,000.00	3,000.00	2,500.00	2,000.00	2,000.00	0.00	0.00%
Licenses/Fees/Permits	0.04%	150.00	50.00	150.00	150.00	150.00	0.00	0.00%
Management Fee - Base	5.49%	21,268.00	21,855.00	22,510.00	23,186.00	23,500.00	314.00	1.35%
Reserve Study Fee	0.20%	700.00	800.00	800.00	850.00	850.00	0.00	0.00%
Taxes, Income	0.82%	0.00	0.00	0.00	0.00	3,500.00	3,500.00	100.00%
Operating Expenses.....	15.56%	44,368.00	47,705.00	51,110.00	52,736.00	66,650.00	13,914.00	26.38%
Total Ground, Building, Utility, & Operating.....	55.38%	180,968.00	188,205.00	191,860.00	208,736.00	237,150.00	28,414.00	13.61%
Reserves.....	44.62%	93,647.00	102,075.00	132,700.00	159,240.00	191,088.00	31,848.00	20.00%
Calculated Expenses Plus Reserves.....	100.00%	274,615.00	290,280.00	324,560.00	367,976.00	428,238.00	43,416.00	16.38%
2026 Annual Budget (Final).....						428,238.00		

Murray Park Condominiums 2026 Fee Allocations (Final)								Approved:
Address	% Int.	'26 Dues	Oper. Amt.	Reser. Amt.	Difference	'25 Dues	'24 Dues	'23 Dues
14500	1.4957%	534	296	238	75	459.00	405.00	362.00
14501	0.8959%	320	177	143	45	275.00	242.00	217.00
14502	1.4957%	534	296	238	75	459.00	405.00	362.00
14503	0.8959%	320	177	143	45	275.00	242.00	217.00
14504	1.4957%	534	296	238	75	459.00	405.00	362.00
14505	1.4957%	534	296	238	75	459.00	405.00	362.00
14506	1.4957%	534	296	238	75	459.00	405.00	362.00
14507	1.4957%	534	296	238	75	459.00	405.00	362.00
14508	1.4957%	534	296	238	75	459.00	405.00	362.00
14509	1.0356%	370	205	165	52	318.00	281.00	251.00
14510	1.4957%	534	296	238	75	459.00	405.00	362.00
14511	1.0356%	370	205	165	52	318.00	281.00	251.00
14512	1.4957%	534	296	238	75	459.00	405.00	362.00
14513	1.3875%	495	274	221	70	425.00	376.00	336.00
14514	1.4957%	534	296	238	75	459.00	405.00	362.00
14515	1.3875%	495	274	221	70	425.00	376.00	336.00
14516	1.4957%	534	296	238	75	459.00	405.00	362.00
14517	1.0356%	370	205	165	52	318.00	281.00	251.00
14518	1.4957%	534	296	238	75	459.00	405.00	362.00
14519	1.0356%	370	205	165	52	318.00	281.00	251.00
14520	1.4957%	534	296	238	75	459.00	405.00	362.00
14521	1.0356%	370	205	165	52	318.00	281.00	251.00
14522	1.4957%	534	296	238	75	459.00	405.00	362.00
14523	1.0356%	370	205	165	52	318.00	281.00	251.00
14524	1.4957%	534	296	238	75	459.00	405.00	362.00
14525	1.0356%	370	205	165	52	318.00	281.00	251.00
14526	1.4957%	534	296	238	75	459.00	405.00	362.00
14527	1.0356%	370	205	165	52	318.00	281.00	251.00
14528	1.4957%	534	296	238	75	459.00	405.00	362.00
14529	1.0356%	370	205	165	52	318.00	281.00	251.00
14530	1.4957%	534	296	238	75	459.00	405.00	362.00
14531	1.0356%	370	205	165	52	318.00	281.00	251.00
14610	1.3875%	495	274	221	70	425.00	376.00	336.00
14611	1.0356%	370	205	165	52	318.00	281.00	251.00
14612	1.3875%	495	274	221	70	425.00	376.00	336.00
14613	1.0356%	370	205	165	52	318.00	281.00	251.00
14614	1.3875%	495	274	221	70	425.00	376.00	336.00
14615	1.0356%	370	205	165	52	318.00	281.00	251.00
14616	1.3875%	495	274	221	70	425.00	376.00	336.00
14617	1.0356%	370	205	165	52	318.00	281.00	251.00
14618	1.3875%	495	274	221	70	425.00	376.00	336.00
14619	1.0356%	370	205	165	52	318.00	281.00	251.00
14620	1.3875%	495	274	221	70	425.00	376.00	336.00

14621	1.0356%	370	205	165	52	318.00	281.00	251.00
14622	1.3875%	495	274	221	70	425.00	376.00	336.00
14623	1.0356%	370	205	165	52	318.00	281.00	251.00
14624	1.3875%	495	274	221	70	425.00	376.00	336.00
14625	1.0356%	370	205	165	52	318.00	281.00	251.00
14626	1.3875%	495	274	221	70	425.00	376.00	336.00
14627	1.0356%	370	205	165	52	318.00	281.00	251.00
14628	1.3875%	495	274	221	70	425.00	376.00	336.00
14629	1.0356%	370	205	165	52	318.00	281.00	251.00
14630	1.3875%	495	274	221	70	425.00	376.00	336.00
14631	1.0356%	370	205	165	52	318.00	281.00	251.00
14632	1.3875%	495	274	221	70	425.00	376.00	336.00
14633	1.0356%	370	205	165	52	318.00	281.00	251.00
14634	1.3875%	495	274	221	70	425.00	376.00	336.00
14635	1.0356%	370	205	165	52	318.00	281.00	251.00
14636	1.3875%	495	274	221	70	425.00	376.00	336.00
14637	1.0356%	370	205	165	52	318.00	281.00	251.00
14638	1.3875%	495	274	221	70	425.00	376.00	336.00
14639	1.0356%	370	205	165	52	318.00	281.00	251.00
14640	1.3875%	495	274	221	70	425.00	376.00	336.00
14641	1.0356%	370	205	165	52	318.00	281.00	251.00
14720	1.0356%	370	205	165	52	318.00	281.00	251.00
14721	1.3875%	495	274	221	70	425.00	376.00	336.00
14722	1.0356%	370	205	165	52	318.00	281.00	251.00
14723	1.3875%	495	274	221	70	425.00	376.00	336.00
14724	1.0356%	370	205	165	52	318.00	281.00	251.00
14725	1.3875%	495	274	221	70	425.00	376.00	336.00
14726	1.0356%	370	205	165	52	318.00	281.00	251.00
14727	1.3875%	495	274	221	70	425.00	376.00	336.00
14728	1.0356%	370	205	165	52	318.00	281.00	251.00
14729	1.3875%	495	274	221	70	425.00	376.00	336.00
14730	1.0356%	370	205	165	52	318.00	281.00	251.00
14731	1.3875%	495	274	221	70	425.00	376.00	336.00
14732	1.0356%	370	205	165	52	318.00	281.00	251.00
14733	1.3875%	495	274	221	70	425.00	376.00	336.00
14734	1.0356%	370	205	165	52	318.00	281.00	251.00
14735	1.3875%	495	274	221	70	425.00	376.00	336.00
	100.00%	35,686	19,763	15,923	63	30,674	27,104	24,220
		'26 Dues	Oper. Amt.	Reser. Amt.		'25 Dues	'24 Dues	'23 Dues
Monthly Budget:		35,686	19,763	15,923		30,674	27,104	24,220
'26 Annual Budget:		428,237	237,158	191,079		290,280	324,560	290,530
Avg. Ann. p/door:		5,353	2,964	2,388		4,601	4,066	3,633
% of budget:			55%	45%				
Proposed HOA Assessments beginning:	1/1/2026							

**MURRAY PARK CONDOMINIUMS OWNERS' ASSOCIATION
BOARD RESOLUTION FOR ASSESSMENT PAYMENT PROCEDURES AND FEES**

The following Resolution was adopted on October 23, 2024, by a quorum of the Board of Directors ("Board") of the Murray Park Condominiums Owners' Association (the "Association") at a duly called meeting of the Board.

RECITALS

WHEREAS, the Board has authority pursuant to Article 4, Section 4.2 of the Bylaws of the Association (the "Bylaws") to do all acts it deems necessary in furtherance of the management of the affairs of the Association except as limited by the governing documents or by law; and

WHEREAS, the Board has determined it necessary and in the best interests of the Association to modify the rules and procedures for the payment of assessments, as set forth herein;

NOW, THEREFORE, IT IS HEREBY

RESOLVED, that the Board modifies the rules and procedures for payment of assessments by owners as follows:

1. Owners may pay assessments by personal check, provided the owner also pays a \$15.00 processing fee for each payment by this method (there shall be no processing fee charged for checks received from title or escrow companies related to the sale or purchase of a unit).
2. Owners may pay assessments by Visa or Mastercard credit or debit card, provided the owner also pays the amount equal to the greater of 2.95% of any such payment or the processing fee charged by the credit or debit card company for any such payment.
3. Payments by electronic check ("e-check") or auto- or ACH payments set up by Management with the proper routing and account numbers shall incur no processing fee.
4. The Association shall charge the responsible owner the greater of \$35.00 or actual costs incurred for any electronic payment that is reversed or fails to process.
5. The Association shall charge the responsible owner the greater of \$35.00 or actual costs incurred for any check that is returned due to insufficient funds ("NSF"), stopped payment, or any other reason.
6. The Board, in its sole discretion, may modify the foregoing procedures and charges from time to time by a majority vote of the Board at a duly called meeting at which a quorum is in attendance.

This Resolution was passed by a majority vote of the Board of Directors at a duly called meeting at which a quorum was in attendance on the 23rd day of October, 2024.

DocuSigned by:
Gary Hardy
Title: Gary Hardy, Chairperson

ATTEST:

DocuSigned by:
Nada Maise
Title: Nada Maise, Secretary

Murray Park Condominiums

Vehicle Registration Form

Click here to submit this form online: [MPC Vehicle Registration Form | Murray Park Condomin](#)

OWNER NAME _____

UNIT ADDRESS _____

MAILING ADDRESS _____

PRIMARY PHONE _____ EMAIL _____

IF UNIT IS RENTED, THE FOLLOWING INFORMATION MUST BE COMPLETED

TENANT NAME(S) _____

PRIMARY PHONE _____ SECOND PHONE _____

LEASE TERM _____ EMAIL _____

VEHICLE INFORMATION

Registration is **required** for **ALL** vehicles per Murray Park Condominiums Rules & Regulations Section II.A.1. Failure to register a vehicle is subject to a violation and fine as defined in the Murray Park Enforcement & Fine Resolution.

1. _____
YEAR, MAKE & MODEL STATE & LICENSE PLATE NUMBER COLOR OF VEHICLE

2. _____
YEAR, MAKE & MODEL STATE & LICENSE PLATE NUMBER COLOR OF VEHICLE

3. _____
YEAR, MAKE & MODEL STATE & LICENSE PLATE NUMBER COLOR OF VEHICLE

AGREED: The Residents of this property have been advised that they are living in a Condominium Association and have been provided with copies of the Declarations, Bylaws, and adopted Rules & Regulations, which include Parking Rules established in the Governing Documents and by the Board of Directors and can be found at www.MurrayParkCondominiums.com. Signature on this form verifies that Owners and Tenants agree to abide by the above documents and rules set forth therein.

Owner Signature

Tenant Signature (if applicable)

Owner Signature

Tenant Signature (if applicable)

Date

Date

Please mail or email completed form on or before January 31st of each year to:

FRESH START Real Estate, Inc.
6107 SW Murray Blvd., #313; Beaverton, OR 97008
(503) 319-5848 Cell-Text-MMS/SMS
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