

Murray Park

Condominiums Community Newsletter

Spring - Summer 2024
Edition
April 22, 2024 - Vol 2



What's New?

Ants & Insurance p 1
Who to contact for interior
treatment.

Upcoming Meeting, p 2
Board of Directors Meeting
Schedule

Website, p 2
Things you will find on the
association's website.

Owner & Resident Info, p 2
Rules Review, Patios & Pets

Tips & Tricks, p 3
Be a good neighbor?

The Newsletter, p 3
Contribute Articles to
upcoming Newsletters.

FRESH START Real Estate,
Inc., p 3
Introduction & Info

Weathered, p 4
Rotten Siding

Financials, p 4
Associations Funds, late
accounts

Everyone is talking about ANTS!

Spring has sprung here at Murray Park Condominiums, and unfortunately, so have the ants. The association has increased exterior treatments to try and stay ahead of the intrusions.

Many of you are still experiencing interior ant issues. If you need interior treatment, you can Call Western Pest Control for a discounted interior treatment. Please remember interior treatments are an owner's expense. Western: 877-257-4776

Looking for the Association's Master Policy?

It seems like we are all being asked by our homeowner's insurance agent to provide us with the associations master policy. You can find this for free on the website for your community:

<https://www.MurrayParkCondominiums.com>



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Owner & Resident Info

House Rules Review

Resident Rules:

- All trash must be placed **inside** the dumpster container. If the container is too full, use another one nearby.
- Items you cannot place in the garbage dumpsters or on the ground include:

Furniture, shelving, bed frames, mattresses, box springs, construction debris, move-in/move-out items & supplies, appliances, etc. These items are strictly prohibited and subject to a fine. **All of these items must be disposed of off-site.**

- Decks and patios may have plants and patio furniture, but they are not to be used for storage of any kind.
- No dead plants or empty pots are allowed.
- All upper-level deck plants must have catch trays to prevent water from overflowing to the patio below. No planters may be set on or hung over the side of the deck rail.
- Decks, landings, stairways, and common areas must always be kept clean and litter free.
- Pets are not allowed to wander unattended. All dogs must be on a leash.
- Owners are responsible for all pet cleanup and damage repair. Failure to clean up pet waste is a violation and is subject to a fine.

Next Board Meeting

Ever wonder where the HOA funds go?

Mark your calendars now to attend the next Murray Park Board Meeting!

April 24th, 2024

The meeting will be held via Zoom.
Meetings start promptly at 5:30pm.

A meeting reminder and link are 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>

Additional items you'll find on the association's website:

- The previous board meeting minutes
- Have a rental? The Leasing Resolution is on the website.
- Selling information
- Insurance documents
- 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
- Approved Products: Exterior Paint Color Codes
- The portal for paying your HOA dues
- ...And MORE!

Community Living Tips & Tricks

Try to be a good neighbor!

Following the rules will help build a **good relationship between you and your neighbors.**

If you suspect your neighbors of ignoring the association guidelines, like parking illegally or committing noise violations, try not to jump to any conclusions. Instead, try talking to your neighbor face-to-face before reporting them to your association. That might be the nicest and most simple fix.

Keeping open lines of communication between you and your neighbors is always a good idea. Also, don't hesitate to reach out to them and invite them to the HOA meetings.

Do you have Community Living tips or tricks?

Consider sharing your ideas in the next newsletter.

Contribute to the Newsletter!

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

[Click Here For Comments 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 associations 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.

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Dry Rot Repairs

Does your siding or trim look like this?

Management needs to know about it. Please

[Contact Management](#)

[Here](#) to request maintenance.

Financial Summary as of 3/31/2024:

Total Operating Funds:	\$ 105,528.37	including pending EFTs
Total Reserve Funds:	\$ 219,147.68	including reserves interest
Total Cash Assets:	\$ 324,676.05	
Total YTD income:	\$ 90,618.23	
Total YTD expenses:	\$ 76,799.79	including \$30,309.20 of Reserve expenses
Budget vs. Actual <u>Income</u> :	34.59%	collected YTD.
Budget vs. Actual <u>Expenses</u> :	20.02%	including 14.34% of the total Reserve expenses
Total Delinquencies:	\$ 911.00	0 account 91+ days; 0 accounts 61-90 Days; 1 accounts 31-60 days 1 account 0-30 days

