



PARK PLACE

# NEWSLETTER

VOLUME 8 ISSUE 4

www.2393parkplace.com

WINTER 2009

## **BOARD MEMBERS**

### ***Chairman***

Carol Powelson  
503-477-7020

### ***Treasurer***

Laurie Rogoway  
503-243-2634

### ***Secretary***

Al Rosenfeld  
503-226-5990

### ***Director***

Mike Burton  
503-841-5088

### ***Director***

Rudi Nussbaum  
503-222-5643

## **COMMITTEES**

### ***Architectural***

Sarah Johnson, Chair

### ***Communications***

Meridel Prideaux, Chair

### ***Finance***

Ed Tyler, Co-Chair  
Tony Johnson, Co-Chair

### ***Governance***

Terri Burton, Chair

### ***Nominating***

Meridel Prideaux, Chair

### ***IPM***

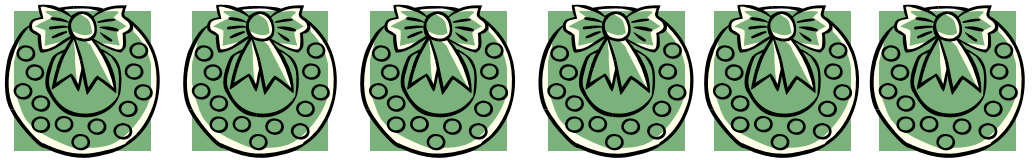
### ***Income Property Management***

Cathryn Boshears  
Portfolio Manager  
503-223-6327 x117  
cboshears@ipmco.com

### ***Site Manager***

Robin Dekker  
503-381-2847  
Tues, Thurs, Sat

## MESSAGE FROM THE BOARD



### **HOLIDAY PARTY**

The holiday party held on Sunday, December 6th from 5-7pm in Unit 105 was fun and festive. Attendance was close to 30, which is our usual turnout. Sarah Johnson and Meridel Prideaux are to be thanked for their efforts.

### **2010 BUDGET**

The board has approved the 2010 budget with a 5% increase in HOA dues. The increase in the budget largely allows for a larger contribution to the reserve for repairs that will be needed to our building. Robin has been able to save a great deal of money by doing projects herself, finding lower bids, and keeping a sharp eye on the bottom line. The board wishes to thank Robin for the great job she does for 2393.

### **BOARD NOMINATIONS**

Chair Meridel Prideaux has sent out an email to all owners asking them to come forward if interested in serving on the board. There have been several owners whom are considering service. The three nominations will be presented to the board at the January 5th meeting and ballots will be sent out with the February proxy for a vote.

### **CHANGES AT IPM**

Gina Childs is leaving our account, but not IPM, so she will be available to Cathy Boshears as she takes over. All requests of IPM must go through the board chair in order to control the time spent on our account. Jackie has left the firm and you will begin seeing emails from Mark Lawrence. We welcome them both to our team.

### **IN MEMORIAM**

We are sorry at the recent passing of our friend and neighbor, Roger Tabler. Our sympathies are with his wife, Darlene, in unit 204.

### **2009 Condominium Board Meeting Schedule**

Board meetings will take place January 5 and February 2 at 7:00 pm in Unit 105. The annual meeting will be held on Sunday, March 7 from 4-6:00 pm in Unit 105. If you have agenda items please contact Chair Carol Powelson prior to the meeting.

## HOLIDAY DECORATING



Decorating your front door is permitted for the holidays but please do NOT use tape or nails or anything else that will harm the common area. Lights and wreaths are permitted on your balconies during the holiday season. Trees can be tossed over your balcony onto the ground by January 15 when they will be picked up and hauled away. Be sure to vacuum your debris when you bring trees and decorations into the building.

## UNITS FOR SALE/LEASE

Unit 109 is for lease. If you are interested contact Jennifer Sims at 503-816-2994.

## WEATHERIZATION

Please make sure your heat is turned up to at least 55 degrees when the temperature drops to 32 degrees or below. Locate your water shut off valve in case of a freeze. If you don't know where your valve is, contact Robin and she can show you. They are in the garage and are labeled. It is the residents' responsibility to keep deck drain holes cleaned to avoid flooding that may cause damage to your unit or those around you.



## WEBSITE

Our website has been updated so please take a look! Our most recent renter found information on the 2393 website and was motivated to make contact with the owner for a lease.

## PARKING SPACES

Spaces should be used for your car and folding grocery cart ONLY; no other items are permitted in your parking space. Also, please make sure you park only in your designated space.



## WORD FROM A BJRD



Robin Dekker

## DISASTER PREPARATION

The American Red Cross has information online that helps you gather those items needed in an emergency. Among them are water and lamps. I am looking into getting a discount for a bulk purchase of a 3 LED Cranklite that does not require batteries.

## PLUMBING

Plumbing issues continue to occur at 2393. Many issues are caused because of the age of our building and the exceptionally small pipes in our system. Disposals have caused leaks in other units and into the hallways. All plumbers and city officials tell us that our pipes are too small for disposals, so they should be used with caution. Consider removing them when they wear out or if you remodel.

## DRAINS

If any of your drains are slow please contact Robin, who will quickly call a plumber if needed to clear the lines. Clogged drains cause leaks and problems in the building.

## TRAVEL PLANS



It is always wise to make sure that Robin knows when you are going to be gone from your unit for a week or more in case of water leaks or other related weather issues during the winter months.

## POLICE SIGNS

You will notice signs posted on two windows in the lobby. They are a requirement of the Police Department and add to the security of our building.



**WISHING YOU A FESTIVE HOLIDAY SEASON AND A  
v e r y H A P P Y n e w Y E A R**  
LOOK FOR THE NEXT NEWSLETTER IN MARCH 2010