



2393
PARK PLACE

NEWSLETTER

VOLUME 9 ISSUE 3

www.2393parkplace.com

Autumn 2010

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Robin Dekker
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Message From The Board



SUMMER GARDEN PARTY

The August 1st garden party had a record number of attendees, with nearly 40 guests. Thank you, Sarah and Tony, for making it such a fun event!

EXTERIOR RECLADDING

The board approved the completion of the exterior building recladding project that began in 2007. There will be an assessment for half of the total amount (\$175,000) with the balance of \$175,000 coming from the reserve, which can be replaced by 2017. The project will begin March 15, weather permitting, with the garden side of the building finishing with the north/east sides. The project is estimated to take at least 90 days. You will receive a detailed letter by the end of the month.

BUDGET

The 2011 budget is being reviewed by the Finance Task Force and will go to the board for a vote at the November 2 board meeting. An HOA dues increase is not expected.

HVAC SURVEY RESULTS

The survey results showed that there are 3 units interested in heating and cooling units in 2011. 11 units may be interested in the future, and 5 units have no interest at all. Please notify the board if you would like to move forward.

NON-SMOKING BUILDING

The board will vote on a motion at the November 2 board meeting in favor of making 2393 Park Place a non-smoking building. Owners will receive a mailing by the end of September containing the details.

BOARD MEETINGS

Meeting dates: Oct. 5, Nov. 2, and Dec. 7 at 7:00PM on the 3rd floor.

UNITS FOR SALE/RENT

Units 110, 211 and 311 are for sale. Check our website for information. There are currently no units for rent.

NEW RESIDENTS

We have several new renters. Please say hello and introduce yourself when you see them.

Unit 102—Brad Cameron and Kristie McHugh

Unit 105—Bonnie Osbourne

Unit 209—Paul Kelley

SECURITY

Lobby doors and garage doors have been left open without a resident in site. Please make sure to close the doors to the lobby and wait until the garage door has closed before driving away.

SWIMMING POOL

The pool will close October 1st for the season.

TRAVEL PLANS

It is a good idea to make sure that Robin knows when you are going to be gone for a week or more in case of water leaks or other issues. When you leave please remember to leave your heat at 55 degrees. For security reasons, cancel your newspapers or have Robin pick them up.

PATIOS

The patios for units 106 and 110 will be sand-blasted on October 5, weather permitting. It will be dusty so please keep your windows closed and cover your plants if you are in a unit nearby. All efforts will be made to keep the noise and dust level to a minimum that day. It will take the pool company and gardeners a few days to clean up.

BIKE RULES CHANGE

There is a limit of 2 bikes per unit which are available on a first come first served basis. At this time all requested bike storage spaces will be occupied. Please contact Robin if you would like your name added to the waiting list.

FROM WORD A

Robin Dekker

TOILETS

All toilets have wax seals between the base of the toilet and the floor so water doesn't escape before it goes into the sewer pipe. These seals do not last forever and will need to be replaced periodically. To prevent major damage do not caulk or grout the base of your toilet to allow a failed seal to be noticed as moisture escapes around the toilet. If the moisture isn't allowed to present itself on your bathroom floor it will eventually ruin your neighbors ceiling below.

WATER HEATERS

Our building has drainage pipes for water heater overflow. Check to see that your electric water heater is installed with a pan that drains directly into the buildings piping. Now, by City code, all replaced and upgraded water heaters require an elevated pan and earthquake resistant strapping.

GARBAGE DISPOSALS

The holiday season is fast approaching and I would like to caution residents on the use of their garbage disposals. Please use it with caution. No matter how good the disposal, our aging pipes do not have the capacity to handle anything other than water. If you notice a slow drain anyplace, please contact me and we can resolve the issue quickly and cost efficiently.

DECK DRAINAGE HOLES

Keep all drainage holes on your decks clear in order to prevent damage to the deck surfaces or your unit.

WINDOW/DOOR LEAKS

Window and door leaks have been frequent at 2393. We can now find the problem and fix it quickly and inexpensively before extensive damage is done.

Please let me know if you notice any leaks at all. I am always available for an onsite inspection and will direct all residents to professionals in order to keep our community safe, sound and financially viable.

Look for the next newsletter in December 2010