

# THE CONDOS AT MILL RIVER

DECEMBER 2014



## 2014 Accomplishments

The Mill River Condo Board Members are glad to announce the numerous accomplishments within the Mill River Condo Community for 2014:

- The completion of your website located at [www.themillrivercondos.com](http://www.themillrivercondos.com)
- The on-going replacement of current exterior lights with new LED energy efficient lighting;
- The installation of towing notification signs allowing for the strict enforcement of parking regulations in the visitor parking area;
- The exterior painting of two buildings (4444 and 4445) and trim touch-up at other locations;
- The construction of the last phase of the Mill River Condos with the addition of Buildings 4577 and 4583;
- The addition of (5) five new conifer trees at the northeast corner of the complex for privacy purposes;
- The planting of (41) forty-one shrubs/perennials and (3) three trees throughout the complex;
- The drafting of a new scope of responsibilities for all committee members;
- The purchase of a new treadmill for the Fitness Center; and
- The seal coating of the aggregate outside of each garage area.

## ACC Applications

Your Mill River Board of Directors thank each owner for your willingness to follow the guidelines for any architectural changes to your condo by filling out an ACC application each time you decide to make an exterior change such as:

- Install a new storm/screen door;
- Install a exterior patio shade/screen; or
- All other exterior changes.

Your help is greatly appreciated in order to achieve our goal to maintain the architectural integrity of the community.

## 2014 Annual Meeting

The 2014 Annual Members Meeting was held on September 25, 2014 at the Coeur d'Alene Inn/Best Western. We would like to extend a hearty thank you to all who participated.

The 2014 Meeting of the Members draft minutes were mailed out with last months invoices. The 2015 Annual Budget was approved by the Board of Directors. Both documents are posted on the Mill River Condo website:  
[www.themillrivercondos.com](http://www.themillrivercondos.com).

## Holiday Decorations

As the holiday season is upon us, many will have decorations they will want to put outside their homes. As a reminder to everyone, please make sure that you adhere any outside lights using non-abrasive materials only if you decorate the railings. Also, all decorations must be taken down and stored within 30-days after the holiday.

## 2015 Assessment Fees

The monthly assessment fees will increase to **\$200.00** per month.

**\$160.00** — operating funds

**\$40.00** — reserve funds

Monthly fees are due the 1st of each month and late after the 15th .

## Rules and Regulations

Thank you for your continued cooperation in making it a priority to comply to the Rules and Regulations for the Mill River Condos. Please make it a priority to refresh your mind with the expectations to keep your community looking aesthetically pleasing along with maintaining your property values. The Rules and Regulations can be found on your Mill River Condo Website which is accessible to owners and tenants.

## Fitness Code Change

The Fitness Room code will change to 2-4-3-5 on January 15, 2015.



## Condos at Mill River Website

The Board of Directors would like to remind all the owners that the website for the Association is up and running. In an effort to increase communication and decrease materials costs, we urge all owners to check the website for any new information regarding the Association, assessments, common area updates, etc. Among other things, the website will allow owners to communicate with the Board and ASI by asking questions, reporting concerns, view upcoming events and association meetings and review the association budgets and monthly financials.

Please take time to visit the website and sign up as an association member. The website address is:

[www.themillrivercondos.com](http://www.themillrivercondos.com)

Thank you!

### Snow Removal

The contracted snow removal vendor will remove the snow once it accumulates over 3-4" and it will be cleared by 7am from night snow and cleared by 5pm from day snow. The paths will be cleared 8-10 hours after the passing storm.

In order to help ensure the safety of all of our residents and guests, the Board would like to remind everyone to use caution when driving through the complex and walking on the sidewalks as surfaces may be icy.

Please inform our office if you notice any icy walkways, damage to curbing from snow plows, burnt out exterior lights, etc. You can e-mail Laura White at [laura@asi-hoa.com](mailto:laura@asi-hoa.com).

### Member Participation

One of the great elements of our Association is the level of owner participation within the community. Each individual owner is essential to the administration of the community and we are always thankful for owners who are willing to volunteer their time. Please visit the Condos at Mill River Website to communicate your interest in becoming a member of one of the developing committees.

Thank you very much to all the owners who are currently active in communication with ASI and the Board. We appreciate all that you do for our community!

### Exterior Lighting



Thank you for your patience as we continue to address exterior lighting replacement and repairs. Our current plan is to replace each exterior light fixture as it goes out with a new, less intrusive, less costly, rebate included, LED light fixture. It will be a slow process but in the long run will continue to offer a significant improvement to the existing lighting issues.

### A Word from ASI

Association Services, Inc. (ASI) is proud to have managed The Condos at Mill River since early in 2010. With our upcoming eighth anniversary as an HOA management company, we would like to thank all of the Homeowners who make our jobs such a pleasure.

We appreciate the opportunity to work alongside the homeowner volunteers who serve on the Board and keep in touch with our staff regularly.

**Happy Holidays from our homes to yours.**

#### Association Services, Inc. (ASI)

1250 Ironwood Drive, Suite 226

Coeur d'Alene, ID 83814

(208) 676-8626 - Office | (208) 676-8603 - Fax

**Account Manager - Laura White**

[laura@asi-hoa.com](mailto:laura@asi-hoa.com)

**Fiscal Account Manager - Melanie Moore**

[melanie@asi-hoa.com](mailto:melanie@asi-hoa.com)

**Association Coordinator - Christina Schulz**

[christina@asi-hoa.com](mailto:christina@asi-hoa.com)