

# Spring 2018 News



## Fire Alarm System/Carbon Monoxide

Please note that the main fire alarm system does NOT include carbon monoxide detectors. All units are encouraged to install a carbon monoxide detector, available at many stores locally and online.

## Common Area Maintenance:

Painting: Buildings 4499 & 4505 are tentatively scheduled to be painted in 2018. Owners will be notified when the painting has been scheduled.

Railings: Select railings that have been noticed to be rusting are being removed to be refinished.

Gutter Cleaning: The board is obtaining bids for cleaning gutters throughout the complex this year. Due to trees growing higher, and the age of the buildings, this service has become necessary. Research is also being done on gutter guards.

Dryer Vents: The Association will be working on replacing problematic dryer vent outlets. Please be reminded that cleaning the dryer vents are the owners responsibility. If you have not had this performed, it is critical that you attend to this, it's a huge fire hazard!

Seal Coating: Schedule to finish sealcoating of Greenchain Loop should be available and published soon.

As always, if you have any concerns or comments regarding repair and maintenance in the Association common areas, please contact Ben Weaver at 208-676-8626 or ben@asi-hoa.com.

Dogs: There are a lot of dog owners in the complex. Please remember that dogs must be on-leash whenever in common areas, and PLEASE clean up after it. Failure to do so could result in fines.



Auto Withdrawal (ACH) for Monthly Assessment Payments: Please remember that if you would like, the Association offers a automatic withdrawal program for the monthly assessments.

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

Dear Mill River Condo Owners,

## **We are in need of Volunteers to serve on the Board of Directors.**

We will have 5 Board seats open this coming year. Only one member of the current board will be running again (leaving at least 4 positions open to be filled by homeowners). The Board of Directors is a vital component of our community and your participation is needed. Many of you care that Mill River Condos is maintained well and is financially stable. Participating in this goal is a responsibility of all of us. Please consider taking your turn.

Volunteer opportunities are also available on committees. If you are passionate about a specific topic, contact us!

THANK YOU!



The annual meeting will be moved earlier in the summer (Tentatively July 26) in order to get the board filled sooner. If you would like more information about Board service, please contact Ben at ASI.

**STAY TUNED FOR THE ANNUAL MEETING NOTICE—**

***WE MUST GET A QUORUM!***



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## NEWS YOU NEED TO KNOW!

### Landscaping

The landscape committee has developed a list of planned plantings and plant replacements for this year. Currently bids are being obtained from our landscaping contractor, Elements for their projects. They have begun clean up around the Condos. Dormant oil was applied this winter in hopes of controlling beetles on plants which has been a big problem. Once these projects have been approved, the schedule will be shared with the ownership. The fountains should be turned on by mid-May.

Please remember that owners cannot plant or prune in the common areas. This is a contracted service and it is very difficult to manage if owners are interfering.

### Windows

We have noticed a couple of windows fogged up in the newer buildings. If your unit has a failing window glass, Milgard has covered these under warranty before (1-800-645-4273).

### ACC Applications

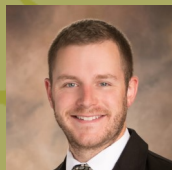
Please remember that any exterior changes, including adding lights on your patio, etc., require an ACC application and approval. The updated rules and forms can be found on the condos website, or contact ASI for further information. Certain things such as light placement must be approved in person by a committee member to avoid light pollution effecting neighbors.

### Fitness Center TVs

Spectrum is converting to all digital. This has resulted in converter boxes being installed on the TV's in the fitness center. The channel line-up is different, a guide is posted. Owners, you may want to check if you have their basic service, that this may impact your TV as well!



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### 2018 Exterior Window Washing Schedule

The Association has the exterior of the windows throughout the condos cleaned twice a year. Please make sure to move your patio furniture away from the windows on the scheduled days in order to get yours cleaned!

May 9 <sup>th</sup>	Sweep and power wash dumpster cages
May 10 <sup>th</sup>	Building 4449 & 4445 Begin 4453 & 4451
May 11 <sup>th</sup>	Finish 4453 & 4457 Begin 4465 & 4461 Fitness Center
May 14 <sup>th</sup>	Finish 4465 & 4461 Begin 4467 & 4471
May 15 <sup>th</sup>	Finish 4467 & 4471 Begin 4505 & 4499
May 16 <sup>th</sup>	Finish 4505 & 4499, 4539 Begin 4576 & 4580
May 17 <sup>th</sup>	Finish 4576 & 4580. Begin 4450 & 4444
May 18 <sup>th</sup>	Finish 4450 & 4444 Building 4583 & 4577
September 5 <sup>th</sup>	Building 4449 & 4445 Begin 4453 & 4451
September 7 <sup>th</sup>	Finish 4453 & 4457 Begin 4465 & 4461 Fitness Center
September 10 <sup>th</sup>	Finish 4465 & 4461 Begin 4467 & 4471
September 11 <sup>th</sup>	Finish 4467 & 4471 Begin 4505 & 4499
September 12 <sup>th</sup>	Finish 4505 & 4499, 4539 Begin 4576 & 4580
September 13 <sup>th</sup>	Finish 4576 & 4580 Begin 4450 & 4444
September 14 <sup>th</sup>	Finish 4450 & 4444 Building 4583 & 4577

If any residents would like to have their interior windows cleaned at Owner's expense, please contact Clear Blue directly by phone (208-664-4241) or by email (charitym@booksmgt.com). Owners will need to arrange for someone to let the crew inside the residence. Please do not contact ASI, as any scheduling for additional window cleaning will need to be coordinated directly through Clear Blue. Again, exterior window cleaning is paid by the Association and interior window cleaning will be at the Owner's expense.