

THE CONDOS AT MILL RIVER

OCTOBER 2011

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**Mill
River**

2011 Annual Members Meeting

The 2011 annual members meeting has been scheduled for Monday, October 24, 2011—7:00 p.m. to 8:00 p.m.. Meeting will be held at the Coeur d'Alene Inn/Best Western.

Maintenance—Painting of Window Ledges / Columns / Trim

The HOA is hard at work to have the maintenance of the window ledges, columns and trim repainted this year on the following buildings:

4461, 4465, 4457, 4453, 4449 4445, 4444 and 4450.

Due to warranty issues on the product (primer) that was used on the window ledges, Copper Basin has been actively working with the manufacturer to cover the cost of the ledges (saving the Condo Association a significant amount of money).

The manufacturer has been on-site to assess the peeling of paint and to review the process of paint application. They have asked the HOA to get two additional bids for repairs. This has been completed and we are currently waiting to hear back from the manufacturer

Exterior Lights

Evergreen Electric has been walking the complex (this week) checking and replacing the exterior lights on each building. We want to thank the residents who keep our office informed of lights that are need of replacement.

Watch for Kids

Fall is here and school is back in session. Please be mindful of children out walking during transition times. Also, be watching for increased foot traffic with the coming Halloween festivities. Please observe the posted speed restrictions at all times.



Winterization

With winter heading our way, we want to make sure that all residents of our community are prepared.

1. If you are away from your unit during the cold weather, leave the heat on and set temperature no lower than 55 degrees.
2. Be sure to clear the area near the garage door as snow has a tendency to accumulate and may cause the door to not close properly, especially those with sensors.
3. Garage doors should not be left open for long periods of time during extremely low temperatures.

Parking of RVs, Boats, Trailers

A reminder to all residents in MRC!

In accordance to the CC&Rs - Section 4.6 Recreation or Non-Operating Vehicle Parking - Said section indicates that NO resident or guest shall be allowed to store any boat, unused vehicle, motor-home, camper, trailer, cargo/utility trailer anywhere in the complex (except inside the garage) for longer than 48 hours. (Exposed, unlicensed and unused vehicles shall not be permitted as per the City of CdA ordinances.) When parking an RV, please be sure it is located in a designated parking area and not along the curb.

Please note that any area marked "loading zone" is for loading and unloading only and use shall not exceed 15 minutes.

The vacant lot west of building (s) 4444 and 4450 is not a designated parking area and will be subject to towing.

Association Management

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