

Stephanie Terrace

Condominium Community Newsletter

Summer 2023 Edition
July 16, 2023 - Vol 1



Stephanie Terrace is now a Smoke Free Community!

The Smoking Amendment to the Bylaws passed with a majority vote from the association unit owners. The amendment was filed with Washington County and has been added to the Stephanie Terrace website.

This amendment includes all kinds of smoking, not just tobacco products, and applies to any type of inhaled smoke, including cigarettes, cigars, pipes, vaping, e-cigs, marijuana, etc. Residents will need to be outside of the property to smoke. Notices have been posted throughout the community. Permanent No Smoking signs have been posted. Smoking receptacles were placed on the edges of the property and are emptied regularly by FRESH START maintenance crew.

Violations of the non-smoking amendment will result in a \$250.00 fine immediately and every occurrence thereafter.

The amendment reads as follows:

Article X, Section 15: Smoking Prohibition. The Stephanie Terrace Condominiums is a non-smoking community. Smoking of any kind is prohibited everywhere within the boundaries of the condominium property, including, but not limited to, all dwelling units, decks, terraces, patios, parking areas, and all general and limited common element areas of the condominium. "Smoking" is defined as inhaling, exhaling, burning or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (i.e. e-cigarettes or vaping products), whether legal or illegal. Cigarette butts shall not be disposed of anywhere on the ground or in common or limited common areas. Violations of this paragraph will result in fines pursuant to the Association's Enforcement & Fine Resolution, as may be amended from time to time, or as may be determined by the Board of Directors. Owners shall be held responsible for violations by tenants and guests. No warning shall be provided or required for any violation of this provision. The effective date will be June 1, 2023.

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Project Information Flyer



Community Project News

Concrete Repairs to sidewalks, stairs & broken curb replacement have been completed! It's looking nice and it's much safer now.

Garage Foundation - The cracks in the garage foundation at Unit 13 have been repaired.

Siding Crack - A crack in the siding on the back side of Unit #13 was repaired.

Stop Sign - A Stop sign was installed at the community entry. That should make the entry safer.

Electric Meter Box - the broken electric meter box was repaired at Unit #37

Parking Lot Improvements - The parking spots and curbs re-painted and look so fresh and clean.

Lighting maintenance is ongoing as needed. If you see a light out, please send in a comment form requesting maintenance.

Baiting Rodent Stations is ongoing. The community is reminded to be very careful about dropping crumbs or leaving food items on patios while enjoying the nice weather. Also, if you have a bird feeder, be sure they are not located where rodents can get to them.

Bark Dust - the bark dust will be installed in phases for budgetary reasons. One half of the property (the front portion) was completed in 2022, and the second half will be completed in 2023. This will help to ensure that all the complex is addressed at least every two years to keep things looking fresh.

July 27, 2023

Board of Directors Meeting

Do you want to know what's going on at Stephanie Terrace Condos?

Do you have a question, concern, compliment, or complaint? Perhaps you'd like to serve on the Board but need more info.

Mark your calendars now and come to the meeting!

Thursday, July 27, 2023

Meetings are held at 6:00 pm via Zoom. Invitations are sent to owners by email the morning of the scheduled meeting

Notice of Upcoming Board meetings can now be found on the front page of the website.

Welcome New Neighbors!

Please join us in welcoming our 2 newest neighbors within the community! We are so happy to have you join our community in 2023 and we hope you are enjoying your new home!

Management sends a welcome email to each new owner but nothing is better than being welcomed by their new community. Be sure to welcome our new neighbors with a warm smile and a friendly hello.

2023 Beaverton Community Events

Check out the City of Beaverton 2023 Community Events Calendar. Lots of fun events are coming up this Summer!

[Beaverton Events](#)

Have you been to the forms page on our website?

This page has all the forms you may need to keep your account up to date. The newest form is the

Comments & Concerns Form

Use this form to share comments, ideas, report an issue or concern, request service or maintenance, and even just to compliment or thank someone. When you finish filling out this form, you will be able to hit a submit button and send it directly to management. We hope this new form will help get your concerns handled quickly and more efficiently. Be sure to check out the other forms on the forms page too!

[Click to view Owners Forms](#)



Owner & Resident Info

Reminders

BBQ Grills Only gas or electric barbecues are allowed. Residents must make sure the barbecues are away from the siding or anything combustible. Residents will be responsible for the cost of replacement of any siding that is warped due to heat from barbecues and are subject to fines if using a charcoal barbecue.

Vehicle Registration All vehicles must be registered with the Association. Vehicle registrations will be updated annually. All Owners will be required to re-register each year even if their vehicles have not changed. Residents are required to notify the management company in writing of any change of vehicle within 10 days of change. This includes tenants so be sure to register your tenant's vehicles as well.

Parking The visitor parking area is provided for temporary parking by the occasional guests of residents. It is not for resident parking or for extended or repeated use by others. The visitor parking area is for parking only; vehicles there are not to be repaired, serviced, washed, etc.

Doggy Doo is not appreciated by the community, so when your doggy goes, please pick it up and dispose of it properly in your own trash can. Not doing so, will result in you being fined.

Have you been to our website?

[Stephanie Terrace Condos](#)

You will find:

- Portal for paying your association dues
- Upcoming Meeting dates
- The Minutes from previous meetings
- Leasing information
- Selling information
- Insurance documents
- Governing Documents - Bylaws; Rules & Regulations
- ARC form - Get approval for your remodel
- Owner information form - change your email, phone number, or address?
- Vehicle registration form - update your vehicle? We need to know
- Comments & Concerns Forms
- ADA Information
- Approved products

Financial Report Summary:

Financial Summary as of 4/30/2023:

§ Total operating funds:	\$ 27,272.54	including pending EFTs
§ Total general reserve funds:	\$ 703,536.09	including reserves interest
§ Total garage reserve funds:	\$ 28,170.21	including reserves interest
§ Total reserve funds:	\$ 731,706.30	including reserves interest
§ Total cash assets:	\$ 788,978.84	
§ Total YTD income:	\$ 108,527.63	
§ Total YTD expenses:	\$ 64,292.17	including \$16,896.58 of Reserve Expenses
§ Budget vs. Actual <u>Income</u> :	51.57%	collected YTD.
§ Budget vs. Actual <u>Expenses</u> :	25.22%	including 16.81% of the Total Reserve Expenses
§ Total delinquencies:	\$ 12,140.65	1 accounts 91+ days; 0 accounts 61-90 days; 1 accounts 31-60 days; 0 accounts 0-30 days.

Tips & Tricks

Living in a condo community has its many benefits, like having a nice-looking property that you don't have to take care of. It also means you live close to other people and usually share walls with them.

Most people want to be good neighbors but sometimes it's hard to not make noise that disturbs your neighbors.

One way to make things a little quieter is to install soft closing bumpers on your cabinet doors. They allow the doors to close softly and prevent that noise that happens when a cabinet door gets pushed too hard when you're closing it in a hurry.

Soft Closing Bumpers

These bumpers are reasonably priced, and most styles are easy to install. You just peel them off the paper backing and press them on to the inside of the cabinet door!

Do you have Community Living tips or tricks? Consider sharing your ideas in the next newsletter. See Page 4 for the link to contribute to the newsletter.

The Back Fence & Common Areas

Please remember that personal items along the back fence line or in any of common areas, is a violation. These areas are not the extension of any unit's patio or entry area. Residents are reminded to remove any items that are in the common areas. Items that have been being stored in common areas include a barbeque grill, wooden lattice, pots and planters, potted plants, kid pools, and other odds and ends. Storage of personal property in the common areas is not allowed and is subject to a violation and fine. Management has been instructed to notify residents to correct the violation and remove the items from the common area as needed.

Your Management Team:



Our Specialty

- Personable customer service for small to medium HOA developments
- Focused vendors & contractors from the Beaverton Area.
- 24-hour emergency call/text line that goes directly to Mark or Cindy.

What Sets Us Apart

- We are a small family owned & operated company with the ability to personally service all your HOA needs.
- We know the cities of our homeowner associations inside and out. All our employees live locally, and our vendors service the local areas.
- We have programs in place to streamline HOA payments with a variety of online payment options.
- We offer an interactive online portal for owners to access documents or place service requests.
- Buildium Software - a community association management specific software with owner portal access
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### **Sellers. Buyers. Professional Management.**

Community Manager

Manager@FRESHSTARTof Oregon.com

## Contribute to the Newsletter!

Write your article and submit it by attaching it to the Concerns & Issues Form

### Click on Comments & Concerns

The Newsletter is planned to be available shortly before the quarterly Board of Directors Meetings.



**Sellers. Buyers. Professional Management. Community Manager**

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