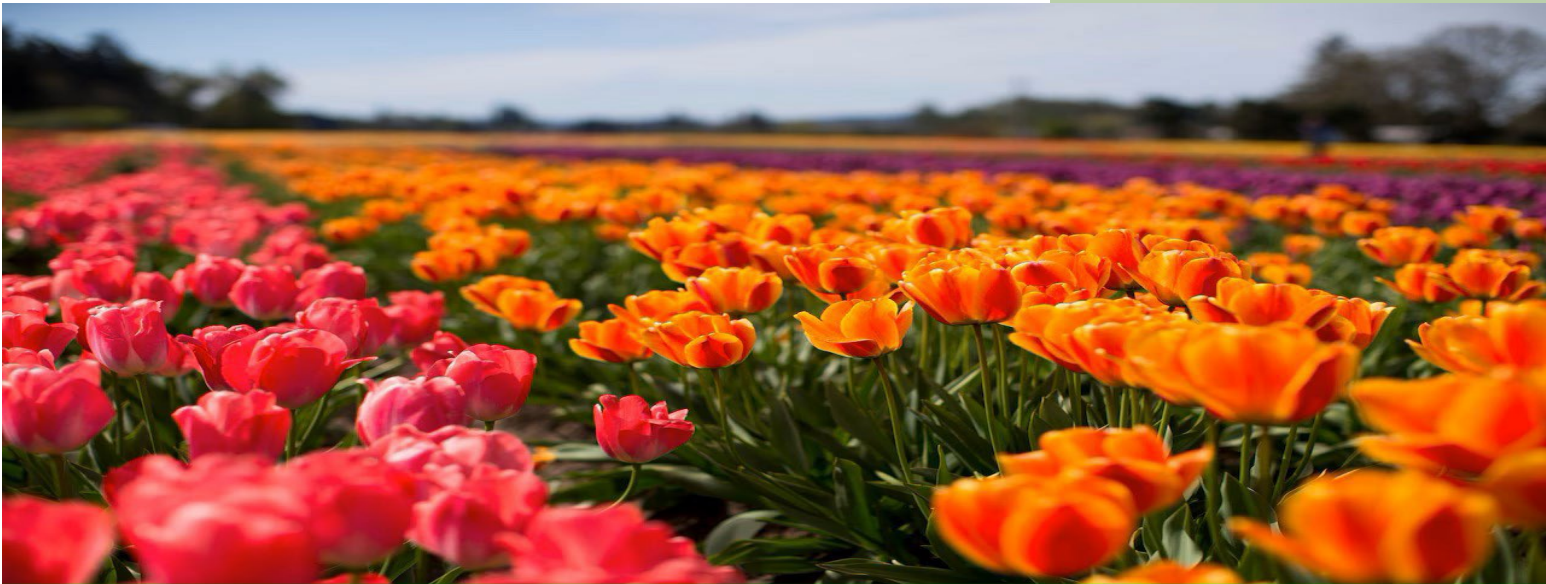


Stephanie Terrace

Condominium Community Newsletter

Spring 2024
EDITION

May 13, 2024 – Vol 2



Everyone is talking about ANTS!

Spring has sprung here at Stephanie Terrace and unfortunately so have the ants. The association has increased exterior treatments to try and stay ahead of the intrusions. However, many of you are still experiencing interior ant issues. If you need interior treatment, you can call Western Exterminator for a discounted interior treatment. Please remember interior treatments are an owner's expense.

Western Exterminator (877) 257-4776

Looking for the Associations Master Policy?

It seems like we are all being asked by our homeowners Insurance agents to provide them with the association's master policy. You can find this, for free, on your community website:

[Click for Stephanie Terrace Website](#)

What's New?

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### **Insurance P 1**

Where to find Policies

### **Upcoming Meeting P 2**

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Pressure Washing Info



## Next Board Meeting

### Ever wonder where the HOA funds go?

Mark your calendars now to attend the next Stephanie Terrace Board of Directors Meeting!

**July 25th, 2024**

Meeting will be held via Zoom.

Meetings start promptly at 6:00 pm.

A meeting reminder is emailed to all owners the morning of the scheduled meeting

**Notice of Upcoming Board meetings** can always be found on the front page of your association's website.

[Click for Stephanie Terrace Website](https://www.stephaniterracecondominiums.com/)

### For Everything You Need:

<https://www.stephaniterracecondominiums.com/>

#### Some things you will find:

- The previous board meeting minutes
- Selling information
- Insurance documents
- Governing Documents – Bylaws; Rules & Regulations
- Budgets & Reserves
- ARC form – Get approval before you remodel
- Owner information form – change your email, phone number, or address?
- Vehicle registration form
- Comments & Concerns Forms
- ADA Information
- The portal for paying your HOA dues
- Upcoming Meeting dates
- ...And MORE!

## HOUSE RULES REVIEW Patios and Common Areas

### From the Bylaws:

- No item, except customary deck furnishings and plants, shall be placed, permitted or stored on any deck or patio
- No clothes, sheets, blankets, rugs or laundry of any kind or other articles shall be hung out of or exposed on any part of the common or limited common elements.
- Watering of plants and sweeping or mopping of balconies or patios and adjacent areas shall be accomplished in a manner that will not create a nuisance to persons residing in lower or adjacent units.
- Containers shall be placed under all pots to prevent water from dripping on patios below.
- Owners shall be responsible to pick up animal feces immediately after going. All pet waste material (waste, sand, litter, paper, etc.) shall be wrapped and disposed of with extra care.
- Any damage caused by a pet to the buildings, grounds (grass, flowerbeds), walkways, or any part of the common elements, limited common elements, another unit, or that owner's property, are the responsibility of the owner.
- No pet food or supplies shall be stored or left out on porches or decks.
- Nothing shall be done or kept in any unit or in the common elements that will increase the rate of insurance.

**Thank you for your cooperation!**





### What Sets Us Apart

- We are a boutique, family-owned, and operated company. Experience our unwavering commitment to quality service for all your HOA and real estate needs.
- Our company has been managing in the Beaverton area for more than 20 years, giving us an unparalleled level of training and experience. We specialize in condominium associations, choosing to focus on those properties rather than spreading ourselves too thin and managing a lot of different properties and portfolios. We manage communities like yours, and we do it effectively.
- We also help our owners with their investments and real estate needs. As investors ourselves, this gives us a unique perspective that matches your own.
- Put your most expensive investment in the hands of the most qualified and experienced company.

Contact FRESH START Real Estate & Property Management for more information.

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

[Manager@FRESHSTARTofOregon.com](mailto:Manager@FRESHSTARTofOregon.com)

503-319-5848 Cell-Text-MMS/SMS

### Community Living Tips & Tricks Try to be a good neighbor!

Following the rules will help build a good relationship between you and your neighbors.

### Mattresses are being left in the dumpster areas recently!

**The garbage collection bins** are to be used for normal household garbage only. Disposal of tires, furniture, mattresses, or other bulky items in the garbage bins is prohibited. Extra hauling must be prearranged with the Board or a contract hauler. Extra charges for hauling will be billed to the unit owner.

**If you see someone putting oversized items in the dumpsters, please notify management immediately as to where these items came from. Photos are extremely helpful! Waste Management will not empty the dumpsters when there are forbidden items in or around them. It costs the association a lot of extra money to have someone come in and remove them.**

**If you suspect your neighbors of ignoring other association guidelines**, like allowing their animal to run loose, parking illegally or creating noise violations, try not to jump to any conclusions. Instead try talking to your neighbor face-to-face before reporting them to your association. That might be the nicest and most simple fix. Keeping open lines of communication between you and your neighbors is always a good idea. Also, don't hesitate to reach out to them and invite them to the HOA meetings.



### Do you have Community Living tips or tricks?

Consider sharing your ideas in the next newsletter. Write your article and submit it by attaching it to the Comments Form below.

[Click on Comments & Concerns Form](#)







## Upcoming Pressure Washing Event!

It's that time of year! The weather is finally turning nice and it's time to wash the winter grime off of your community.

Before that can happen, all patios will need to be cleaned up and any items that are not supposed to be kept on the patios will need to be removed and stored properly. Please see "what is allowed" under house rules on page 2 of this newsletter.

You will receive as much advance notice of the pressuring washing schedule as possible. It is suggested you bring your patio furniture and plants indoors for that day to avoid possible damage to your items. Owners are responsible for any damage to items left on patios as result of the pressure washing of the buildings.

As a reminder, no item, except customary deck furnishings and plants, shall be placed, permitted or stored on any deck or patio.

## Maintenance Summary as of April 30, 2024:

The following maintenance updates have been completed or are ongoing at this time.

- Gutters cleaned
- Dryer vents cleaned from exterior of building
- Foundation vent blocks and hose bib frost protectors were removed.
- Mailbox bank and concrete slab were pressure washed.
- Security lights are scheduled to be replaced on buildings 1 and 2 to light up the mailbox area better
- An atomic timer is scheduled to be installed on the back of the first garage bank. This will reduce the lights staying on during daylight hours.
- Onsite garbage mitigation is being performed as needed.
- Baiting rodent stations ongoing.
- Monthly lighting maintenance is ongoing.
- Monthly tree pruning is ongoing.
- Cigarette receptacle cleaning is ongoing.

**If you need maintenance or notice a need for maintenance in any common area please notify management by filling out the Comments & Concerns Form on the website:**

**[Click on Comments & Concerns Form](#)**

