



# Fairview Terrace Community Pride Newsletter



Brought to you by your community Board of Directors

Leland Jaquay, *President* • Kent Walton, *Treasurer* • Carol Colleen, *Secretary* • Allene Murphy, *Director* • Rick Worthington, *Director*



June 2008

## Save the Dates

### Building Survey Results

Special Homeowners Meeting

Place and time  
To be determined

July 25th—27th

Community Yard Sale

## Contact Info

### CMI Management

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

### Nancy LaVoie

Property Manager

503-445-1102

[nancy@communitymgt.com](mailto:nancy@communitymgt.com)

### Heather Bloomquist

Assistant

503-445-1110

[heatherb@communitymgt.com](mailto:heatherb@communitymgt.com)

### Fairview Terrace Newsletter

[FTnewsletter@comcast.net](mailto:FTnewsletter@comcast.net)

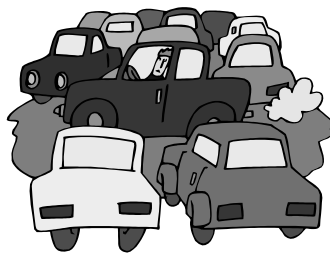
Community Pride



## Building Inspection Update

The building envelope inspection was completed in mid-May. On June 10th, the Board met with the inspector, our attorney, and CMI staff to get preliminary information. At this time, the Board is planning a formal presentation for the homeowners. Notices will be posted advising the date and time of the special Owner's Meeting.

## Parking Improvements



At the May board meeting, four homeowners volunteered to work with board member Rick Worthington to look at ways to improve the parking situation for both owners and their guests. They will present their recommendations at the next board meeting.

## Save \$\$ on Your Trash Bill

Want to save \$3 a month on your trash bill? Call Twelve Mile Disposal at 503-661-0255 and ask for a **Yard Debris Exemption** form. Homeowners who have only one trash container and no yard debris container are eligible for this rate reduction. There is a one time \$10 fee that must be sent in with the application.

## Summer Fun!

Pool users: Memorial Day Weekend was the opening of our pool and hot tub. As you are enjoying them, please be respectful of the rules which are posted in the pool area. Remember no glassware or food is

allowed; bottled water is fine.

Skateboarders: Enjoy the ride by being safe and courteous. As the weather gets nicer, kids are grabbing their wheels and heading outside. We ask that you take this



opportunity to remind your children to stay away from the main entrance roundabout and to stay off driveways which are private property. Have fun and be safe!



## Community Safety

**G**raffiti: Within the last few months we've had two cases of graffiti. One incident was on the side of a house



Graffiti on Rosewood

warded it on to the Gang Enforcement Taskforce. If you notice graffiti, notify the board through CMI so we can document and report it.



Graffiti on Heartwood

on Heartwood and the second was found on a green electrical box on Rosewood. In both cases the graffiti was photographed and sent to the Fairview Police who then for-

**C**ar break in: Last month a truck was broken into and the owner lost irreplaceable items. At the time of the incident, the truck was parked

in the owner's driveway on Larkspur. There have also been reports of other vehicle related vandalism.

**P**olice Chief's Advisory Committee: Board member Carol Colleen has been appointed to the Fairview Police Chief's Advisory Committee. The Chief wants to hear from you, so if you have questions or concerns to be brought up at a monthly meeting, please contact Carol through CMI.

## Our Board is Working for Us

**S**ome projects the Board has been working on include:

- Trimming trees back from the roof lines along the West side of the property.
- Removing three unhealthy or crowded trees near the main en-

trance.

- Removing the small stand of poplars and cottonwoods from the North East side of the property.
- Annual flow and pressure testing of the fire hydrants.
- Cleaning gutters.

## Exterior Look of Our Homes

**V**inyl siding: please protect our vinyl siding. Homeowners are reminded to not attach items, such as hose reels, to their vinyl siding. Unlike holes in wood, which can be

filled and painted over, holes in vinyl cannot be covered up. These holes also become a source of potential water intrusion.

**A**ir conditioners: We also want to remind

homeowners that window air conditioning units are not allowed in any window. Thank you for your cooperation in these matters as it keeps our community attractive for all.



## Bulletin Board

### Owner's Postings

Connect with your neighbors!

This is your space to add a posting. Do you have a product to sell or a service to offer? Let your neighbors know here. Our community has a no solicitation policy, so this is your way to connect with others without having to knock on their doors.

Submit your requests to: FTnewsletter@comcast.net.

Postings are subject to space available and board approval.

### Club House Reservations

The Club House is a great space to host a special event. Reserve a spot for your next:

- ◆ Birthday party
- ◆ Baby Shower
- ◆ Family get-together
- ◆ Holiday celebration

Contact Nancy or Heather at CMI for further information.

### Just for Grins

Q: How do you get away from a NASCAR fan?

A: Turn right.

Want to add a posting?

Email us at: FTnewsletter@comcast.net





## Information: Get it, Give it

**Meeting Minutes:** We are going to start posting a copy of the approved meeting minutes on the bulletin board in the Club House. You can also contact Heather at CMI to have a copy emailed to you.

**Email Addresses Wanted:** Please contact Nancy LaVoie at CMI and give her your email address. There are times we would like to be able to get information out to our homeowners quickly. Having your email address will help us do this.



**Newsletter Changes:** Several months ago, homeowner Sue Perry volunteered to take

on the task of producing our newsletter. This issue is the first one under her hand. We appreciate all the time and effort she has put into creating this new look for us.

**Newsletter Suggestions:** We would like the newsletter to be informational and useful to you. If there are changes you would like to see us make, or information you would like us to include, please send your ideas to:

FTnewsletter@comcast.net.

**Owner's Postings:** The Bulletin Board sidebar of the newsletter is a space where owner's can place an ad or information. Submit requests to FTnewsletter@comcast.net.

All postings are subject to space availability and board approval.



**WANTED: Fairview Terrace Website Project Volunteer:** The Board is interested in

setting up a website for Fairview Terrace as another informational tool to better serve our community. If you have website experience and would like to volunteer your services to get this project off the ground, please contact Nancy or Heather at CMI.

## Don't Miss the First Annual Community Garage Sale!

**D**on't miss the first annual Fairview Terrace Community Garage sale. Mark July 25th-27th on your calendar.

Whether you have items to sell or are looking for a good bargain, don't miss the neighborhood garage sale. Come out, meet your



neighbors and hit the sales between 9:00 am and 4:00 pm.

If you would like to host a sale, fill out the information below and bring it to Allene Murphy at

21876 NE Larkspur Lane.

Feel free to invite friends and family.

A \$5 donation will be accepted to offset the cost of the newspaper ads.

For additional information, continue to look for updates in the newsletter.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Mark the days you wish to participate:

- Friday, July 25th
- Saturday, July 26th
- Sunday, July 27th

Mark the types of items you plan to sell:  
(check all that apply)

- Kids items
- Furniture
- Clothes
- Household items
- Tools
- Miscellaneous



## Community Spirit Award

The board would like to acknowledge residents who give that extra effort to make a difference in our community. Our homeowners are the driving force be-

hind our community. If you know of someone you feel should be recognized, please send the person's name along with a description of their good deeds to either Nancy or Heather at CMI.

# Pool and Spa Rules

Signs are posted in the pool area for easy reference. For complete warnings and details, please refer to the Fairview Terrace Owners Association Rules & Guidelines. If you need a copy, contact Nancy at CMI.

### POOL HOURS

General Use  
10:00am—9:00pm

Adult Swim  
6:30am—10:00am  
9:00pm—10:00pm

- No food, drink or smoking shall be permitted in the pool or spa area.
- Roughhousing inside the pool enclosure will not be allowed.
- Boisterous and loud conduct is not permitted.

- Residents and their guests use the pool and spa facilities at their own risk.
- Residents may have 4 guests per lot and must accompany guests at all times.
- Non-swimmers and children under 14 years old shall not use the pool or spa unless a responsible adult observer is present.

