

June 20, 2020 Carlwood Condo E-Mail

Hello Carlwood Condo Neighbors,

I hope you are doing as well as can be during these crazy times. This email should have come to you months ago, I apologize for that. There's been so much going on and times have been very stressful in this pandemic quarantine. I would like to use email as a way to communicate. We could add social distancing outside meetings and/or Zoom meetings as needed.

Just to let you know what is going on...

Division Transit Project-- you are probably aware that Trimet has been doing a lot of construction on Division. The project will provide high-capacity bus service on Division.

How it impacts us? Trimet will be building a bus shelter on Division in front of our condos. They are acquiring a piece of condo property on the corner of 130th and Division. It involves taking down 3 trees. We tried to fight this and I consulted a lawyer, he said at this point there was nothing that could be done. There will be some compensation but right now it is being held up because of a lawsuit due to the original developer having a lien against this property, I have spoken to the lawyer for Trimet and she has assured me that this will be resolved. The work may be starting sometime next week but I am not positive. I will let you know.

Carlwood President--some of you may be aware that **Mark Rhodes**, our condo president sold his condo and we are now without a Condo President or a board. It's just me, treasurer/secretary. If anyone has a burning desire to take the or any position that would be great! Email me right away. If not at this time I would like to propose forming an advisory board to help with decision making. Please let me know if you are interested. There are some urgent issues that should be dealt with and I need your help!!!

Condo Issues/Concerns--

*HOA dues at this time are barely covering the rising costs and use of water. Our reserves are quickly being depleted. An increase in HOA fees was put on hold, because of covid19, but this is an issue that needs to be addressed as soon as possible. And as the treasurer I would like to take this time to thank everyone for your monthly payments.

*Our HOA dues basically pay for our Water Bill which has been increasing every month.... Just a few tips that may help with rising water costs: *but don't stop washing your hands! To wash your cars, use "Washman" on Division (they use recycled water). Check all of your home for leaks, toilets, dripping faucets, etc., also check outside faucets maybe even put a cover on it. There's more but these are the most urgent.

Please let me know if you have questions and/or suggestions. I hope to hear from you soon!

Thank You,

Kathy