

TO THE POINTE

A monthly newsletter for a community of condos where people of diverse backgrounds and ages live in close proximity to one another and share common elements with their neighbors.

NEIGHBOR NEWS

We would like to welcome **Susan Spring** (5061-D) to our neighborhood. She spends a lot of time at her house at the beach but looks forward to meeting her neighbors this summer. Two darling black labs share her home!



Snickers enjoying the sun

Guin De Amblia (5051-A) has sold her unit and is moving to the NW 23rd area. We wish her well in her new adventure.

Jim and Patty Carlin (5058-A) are moving home to Astoria.



The next HOA meeting is Wednesday, May 16 at 5:30 in the Riverside Room. Everyone is welcome!

THANK YOU

JB Lockhart has resigned as the HOA Chair. We thank her for her time and effort.

Mary Beth Coffey has agreed to act as chair until the August annual meeting.

If any Owner is interested in becoming active on the HOA board, please contact Daniel, at CMI, or talk with any Board member.

HELPING OUR NEIGHBORS

Susan Spring appealed to the board to be able to park in front of the pool because of knee surgery.

The board, unanimously, agreed to let her park there for three weeks.

We are working to have new "Visitor's Only" parking stops installed before the pool opens.



SPRING HAS SPRUNG

The board meeting was full of large scale Spring Projects that are starting soon.

It was discovered that the stringers on the upper staircase of 5062 had not been bolted in after they were rebuilt about 7 years ago. After this discovery and repair, it was decided that we would hire J2 Building Consultants LLC., (Engineers) to inspect all of our decks. Every deck was inspected and a second deck was found to be in need of repair. During this community wide inspection, one deck was found to contain a huge amount of dry rot. The entire deck will be replaced. Other small issues were found around the complex and we will be addressing them one by one.

We are also having the upper deck surfaces inspected. These decks need to be resurfaced about every four to five years.

The Attics of our buildings were inspected last fall and it's now time to start the refitting of individual dryer vents into the roofs. The attic space will be cleaned if they show mold and then sprayed to prevent future mold. JR Johnson Construction recommended that two specified attics needed to be done now. The rest of the attics will be done over time. We will do four buildings this year. We have over \$200,000 in our Reserves for this project.

The sidewalks will be power washed. And we are gathering bids to clean railings and curbs.

Our roofs, carports and garages will be "demossed".

We are scheduled to have our new HVAC condensers installed.

As you can see, as our community ages, we have more and more upkeep due.

OPV is busy with Spring Cleaning!

MAINTENANCE PROGRAM

JB, Sylvia, Annie and Angel have worked on a spreadsheet that delineates many of the ongoing maintenance jobs that need to be done at OPV. This along with the "calendar" that CMI uses for our upkeep gives us a good roadmap of items we need to address to keep our property looking great.

What we are missing is a person or people who will oversee this extensive schedule. If you are interested in this volunteer position, working with the board and CMI, please call Daniel at CMI for more information. This doesn't need to be a committee. One interested person would be very helpful.

COME ON IN - THE WATER'S FINE

The spa will be opening April First! We have seven hardy souls who have volunteered to check the chemicals daily so that the spa can be open all spring. (The pool will open in May.) Spa hours are posted on the gate. They are the same as usual pool hours. Please remember that we do have two evening time periods with 'Quiet Swim' hours.

If you are interested in helping with "Chem. checking" contact JB. She is overseeing our maiden voyage of opening the spa early!

If Owners have guests wanting to use the spa, they MUST accompany their guests.

PENNY PINCHERS

At least two of our neighborhood grocery stores have Senior Discounts Days (10%). 365's discount is on Tuesday and New Season's is on Wednesday! Just remind them at check out that you'd like your discount! (By law, they can't ask you if you are a senior.)

(IF YOU HAVE "PENNY PINCHER" IDEAS, PLEASE EMAIL THEM TO MARY BETH FOR THE NEWSLETTER.)

CAN YOU HEAR ME NOW?

Tom Jackson is quickly becoming OPV's communications guru! Not only does he physically create the newsletter each month, but he has just added speed and distance to our clubhouse Wi-Fi! YOU CAN NOW USE YOUR SMART PHONES, TABLETS AND COMPUTERS AROUND THE POOL AND PATIO!

To connect to Wi-Fi in, or around, the clubhouse, use any of the following:

ID	Password
Clubhouse	riverside
Clubhouse2	riverside
Clubhouse_ext	fireside
Clubhouse2_ext	fireside

THANKS TOM!

LANDSCAPE COMMITTEE

Spring is on the way and so is our WOW FACTOR! The board approved 66.5 units of Dark Hemlock Mulch (not bark dust). This is enough to cover our entire community and will be blown in in early May. The total price for this is \$22,000. We had \$8,200 earmarked for mulch in our 2018 Reserves.

The Landscape Committee is also working on a design for the cement planter box in the front of the Clubhouse. It will contain small, green, perennial edging plants, with color spots inside of this green perimeter. The small dark green tree will remain.

I'd like to add one note, while it seems like it's spring, be careful about planting anything before Mother's Day. It's just too cold to give your spring plants a healthy start!

Happy planting everyone! Stay tuned...

Sandy, LC Chair

HOMEOWNER PLANTINGS ON COMMON PROPERTY

Since it's spring many of us want to plant small shrubs, rose bushes and more in common areas. There is an established process at OPV to let this happen.

1) Draw a picture of your proposed plan, the plants, rocks, shrubs, whatever... on a sheet of paper and present it to the Landscape Committee. (The drawing does not need to be elaborate or professional.) The Committee just needs to visualize what you want to do to the common area.

2) The Landscape Committee either accepts or rejects the plan. If they reject the plan, they will tell you why and you will have the chance to redesign your plan. If the LC accepts your plan they will proffer it to the Board for final approval. The LC will let you know of the decision. The Board makes every attempt to follow the LC's decisions.

If a Homeowner wants to make changes to the common area, and it is not a plan developed by the LC, the cost is on the Home Owner. The Home Owner pays for the plants. As of right now, Brightview is willing to physically plant the items for the Home Owner and will bill the Home Owner directly for their labor. The plants then must remain at OPV if the Home Owner chooses to move.

These plants are not under warranty by Brightview.

HOT COLD...HOT COLD

We will be installing our new HVAC condensers, April 4th through April 17th. It could be loud in the clubhouse at times during the day. But we will be so happy when the hot summer hits!



IMPORTANT NUMBERS**BOARD of DIRECTORS**

Mary Beth Coffey, 503-740-6937
sweetcoffey@hotmail.com

Chair, 2018

Annie Arkebauer, 503-636-4347
aarkebauer@aol.com

Director, 2019

Kevin Diamond, 503-799-8052
kevingdp@yahoo.com

Treasurer, 2019

Caroline Natwick, 503-816-9630
Cmnatwick@hotmail.com

Secretary, 2019

**COMMUNITY
MANAGEMENT INC**

Daniel Kent, 503-445-1122
danielk@communitymgt.com

Amber Koski, 503-445-1228
amberk@communitymgt.com

**AFTER HOURS CALL
503-233-0300**

OPV COMMITTEES**Building Captains -**

Judy Rossner, 503-699-8731

Clubhouse - Jesse Booth
 971-801-3177

Guest Suite - Dianne Robbins
 503-699-5528

Landscape - Sandy Marentette
 503-348-5600

Library - JB Lockhart
 503-341-8326

Maintenance - Annie Arkebauer
 (503) 636-4347

Pool - OPEN

LIGHTS OUT?

Mary Beth Coffey, 503-740-6937

"COOL SCHOOL" OR A CLASS THAT YOU WILL LOVE!

Judy and Annie signed up for a Mindful Meditation class through the LO Park and Recreation program. They both have found the class to be very valuable and give it two thumbs up!

The class teaches skills to help slow down and pay attention to the power of our minds and to notice the impact that that has on our physical and emotional health. These results are derived from breath control, clarity of mind, objectivity and one's undivided attention when meditating. You don't need special clothing, equipment or some dark, silent room to learn. You just need to want to improve your life from the inside out. Judy also mentioned that using kindness and connection to people are a HUGE part of this class. What could be better than that?

Class schedules are posted in the quarterly Park and Rec. catalogue.

**POWER WASHING OF ALL WALKWAYS**

Rudmar will begin power washing our community walkways starting at 8:30 on Monday, April 23rd. It will take an entire week to complete this job. We will send a reminder notice to all.

SPRING CLEANING

It's time to do your Spring Cleaning outside! Our Landscape Chair, Sandy wants our community to have a 'Wow Factor' and you can help with that!

Please remove dead plants, dead flowers and last year's garden leftovers from your pots. Broken pots need to go! If you have pots under the stairs please remove them to your storage area or garages.

It's a great time to refresh your porch furnishings and replant clean pots. Now, sit back and enjoy your handiwork in the good weather. WOW...doesn't that look nice!

Annie - Maintenance