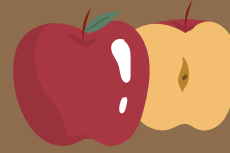


September 2026

OSWEGO POINTE VILLAGE Newsletter



HOA BOARD OF DIRECTORS

- **Mary Beth Coffey**
503-740-6937
- **Ellen Cowie**
818-399-0487
- **Diane Tribulato**
203-247-6187
- **Kevin Apperson**
503-757-9626
- **Thai Dang**
714-308-9102

AMENITIES

- **Landscaping**
Kevin
503-757-9626
- **Guest Suite Bookings**
Mary Beth
503-740-6937
- **Clubhouse/ Guest Suite:**
Ellen
818-399-0487

CMI

- **Denise Bower, Property Manager**
503-445-1202
- **Claire Stigen Admin**
503-445-1223
- **CMI Emergency**
503-233-0300

Important Info

Hi, neighbors! It was wonderful to see so many of you at our annual meeting. It's nice to see new faces and chat with the "regulars!" As is usual for this meeting, Denise with CMI, reviewed next year's budget and Reserve Studies with the Board. Together, we determine the upcoming dues needed to cover our expenses. While owners are encouraged to attend this meeting, they generally do not participate in the discussion. The Chair, however, has the right to call on Owners, and the HOA Board does try to recognize as many questions as time permits. As you all know, costs go up, and dues will increase by 7.4% starting in January 2027. At the end of the year, you will all receive written information from CMI about your new dues. Please note that the Association's portal contains HOA documents, including

financials (budgets, monthly financial statements detailing income and expenditures, reserves study, CPA-reviewed financial statements, etc.). In addition, the bylaws, CC&R's, resolutions, rules and regulations, and so much more can be found there. A licensed CPA reviews our financials annually as per state statutes. Please avail yourself of this important tool. See instructions for portal access below.

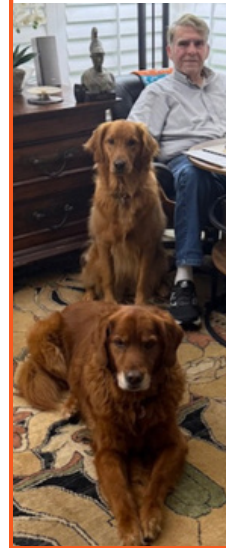
HOA PORTAL

To log on to your homeowner's portal, please visit portal.communitymgt.com/login

1. Click Log In in the upper right corner
2. If you've already registered, enter your username and password.
3. If you are not registered, click "Sign Up."

If you have any issues logging on, call Claire at 503-445-1223 or email her at cmi@communitymgt.com.

Meet Fuzzy: Esme & Buddy



Buddy (11 years) and Esme (2 years) are the loves of Bill Denny and Beth Vilanova's lives. Esme is loud and proud, Buddy is a bit more demure on their walks through the neighborhood.

ELECTION RESULTS

Congrats to our new board members!

Kevin Apperson - Treasurer

Ellen Cowie - Director

Thai Dang - Secretary

Continuing to serve are existing board members: Mary Beth Coffey, Chair, and Diane Tribulato, Vice Chair.

Please send your story contributions, photos, and newsletter ideas to: sweetcoffey@comcast.net

Food For Thought

I'm buying a round of donuts for the office tomorrow morning. I am also self-employed and work alone.

OSWEGO POINTE Newsletter

Celebrating Birthdays...



Jack Pfeifer celebrating in August

Happy late birthday to Adele Steinwinder!

Anne Meisen
September 10

Sandy Cobb
September 23

June Upchurch
September 12

Send October
birthdays to:
sweetcoffey@comcast.net

Guess Who

Who is this pageant beauty? Answer coming in the October newsletter!



Last month's photo: Judy Rossner

Doo-doo's and Don'ts

Dog Etiquette Matters

Our community loves dogs, but living with a dog in group living is VERY different from living in a private home with your own yard. Here are some BASIC rules for dog owners at OPV:



- 1) **DO NOT** allow them to pee or poop in common areas.
- 2) **DO** control your dog and thoroughly clean up after them.

You are in charge of where they go; use their leash to guide them **beyond the carports**. Nobody wants droppings or pee in front of their unit every day, and grass is dying in many spots from dog urine. We all understand that animals have occasional accidents, but if you repeatedly break animal relief rules, it may result in fines from the HOA.

OKTOBERFEST



FREE ADMISSION
for guests 55 & older
from 4:00-6:00 PM on
Friday, September 25.



oakspark.com

Free Funk & Junk



Mary H. has homegrown dried bay leaves to share for your fall soups and stews! Visit her at Unit 5052 F.

Party Time Photos

Submit your fun photos at sweetcoffey@comcast.net



"He who has the most toys wins." ~Paco



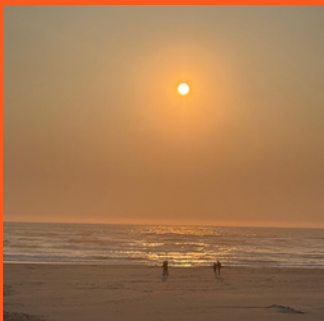
Sharon and Sandy sharin' their paws.



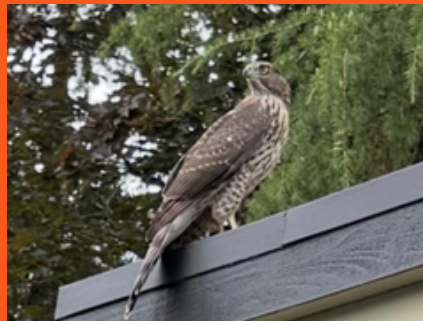
Seeing double... again!



Pat, Betty, and Ellen enjoy the beach.



159 air quality in August. Stay inside!



An unusual visitor at Foothills. Nice shot Beth Vilanova!



And we love you too, Gary!



Remember me? Hello from Sandy!



Even with broken toes, Teri still captains the boat!



Mowgli enjoys the concert.



Livin' large in LO this summer.



Baby Palooza

(left to right)

Sydney
Grandparents Kathy & Dale

Sophie
Grandparents Marty & Corey
Great Grandma Rhonda

Que
Mom Tara

Maisy
Grandparents Deb & Todd