

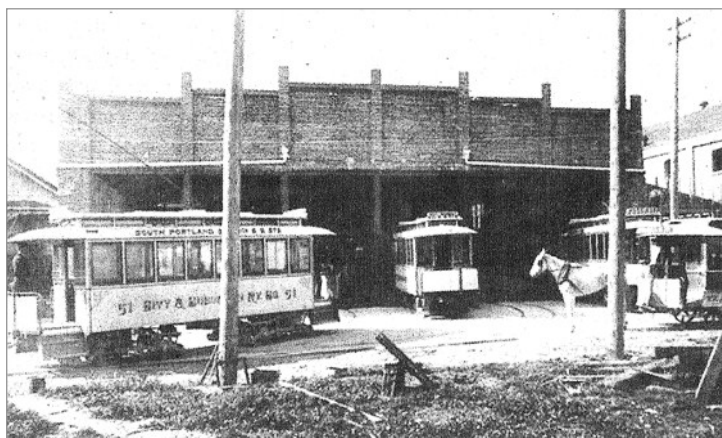


Volume 4, Issue 3

Autumn 2010

## Transportation @ The Vaux

People have lived and worked in the NW Alphabets for a century or more, long before gentrification began. Back then, a trolley car barn occupied the future site of The Vaux Condominiums. For many of us, buying our units was influenced by the “walkable urban space” we inhabit, with the nearby convenience of 23rd Avenue and Thurman Street. When we move further afield, however, our public transportation heritage lives on in Portland’s buses, MAX trains, and famous streetcar revival.



Our transportation heritage — The future Vaux site from NW Savier

The Portland Streetcar is owned by *The City That Works* and is operated by TriMet. Its job is to circulate people within the city. It operates 10 cars that arrive at roughly 15 minute intervals. The MAX light rail system is owned and operated by TriMet, a special agency of Multnomah, Clackamas, and Washington coun-

ties. MAX runs 127 cars or so, and trains arrive so frequently that no special gadgetry is needed to figure out the schedule. Its job is to connect the central city with outlying communities. TriMet also operates a vast fleet of buses, 660 on 81 routes. TriMet tickets, good for all three modes of transit, can be purchased at Food Front.

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## Vaux Dollars @ Work

At the Board of Directors meeting on November 8th, Bill Meyer, our Treasurer, submitted the Owners Association budget for 2011, prepared by him, Larry Emery, and Elizabeth Ku, with plenty of help from CMI's Nancy La Voie — and it was unanimously approved. The good news summary: The budget is not going up, and there will be no increase in owners' fees next year.

That's not to say we won't spend a lot of money — the 2011 dollar total is \$598,095, a proposed outlay of almost \$50,000 per month. It's always sobering to realize how much it costs

to operate a big complex like The Vaux. Where will the money go?

Utilities, taken together, will be our largest expenditure. Electric power costs, although dropping somewhat, will still absorb \$43,200. Sewage charges are going up to \$42,000. Natural gas will cost about what it did this year, \$32,400. Our water bill will come to \$13,200, and garbage collection will be \$13,320. Altogether, utilities will cost us \$144,120; 24% of our entire budget.

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### THE VAUX HOA BOARD OF DIRECTORS

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### CMI AFTER HOURS & EMERGENCIES

503 233 0300

## Managing The Vaux @ CMI

The Vaux is like a complex machine, and we, the residents, are not the operators. Instead, at its inception The Vaux Owners Association hired a property manager, Community Management, Inc. (CMI), to keep everything in good working order.



Operations HQ

CMI, founded and still privately owned by Kaye Youngren, has been in business for 38 years and currently manages 125 properties from its offices in SE Portland, ranging from high-rise urban buildings to boat moorages in Oregon and southwest Washington. Among the employees who provide their services, four loom large in our relationship:

Nancy La Voie is our Community Manager. She's in charge of The Vaux, along with 14 other properties. Originally from Bridgeport, Connecticut, she has lived in Oregon since 1991 and was a client of CMI as a board member of an HOA before joining the company more than 10 years ago. She has 4 children and 4 beautiful grandchildren. "In my off work time I love to travel and am an avid quilter."

David Berg is our Community Maintenance Coordinator. He identifies, analyzes, and super-

vises improvements and repairs here and at 4 other HOAs. He has worked at CMI almost 4 years. He's been married for 8 years and is the proud father of 4 beautiful children. "My current interests are finishing up building my first house in Ridgefield, WA; it has been a lot of work but we're hoping to be moved in by Thanksgiving!"

Angelina Kuzmenko is our Community Administrator. She has been at CMI for a year, answering calls, updating databases, processing rental and bike storage requests, scheduling moves, processing fob / garage remote requests, and logging complaints. Angelina and her husband work together at their local

church --- he as a choir director, and she as a pianist. "During rare leisure time, I enjoy bicycling in the summer and skiing in the winter, as well as local shops, gelato, and spicy food year round."

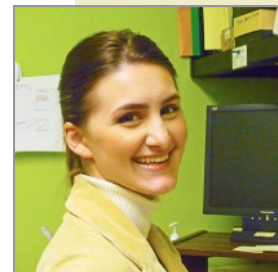
Kathy Sweet is our Onsite Porter. She's been at CMI for 5 and 1/2 years, emptying trash, replacing lightbulbs, sweeping the garage, vacuuming rugs, maintaining the water features, and accomplishing just about every other daily task you can name. She's the proud mother of a son who lives overseas. Her interests are fishing (she ties her own flies!), which she doesn't do nearly enough, watching the Blazers, and she's a huge fan of Frank Sinatra. She thinks her job title should be, "The Super."



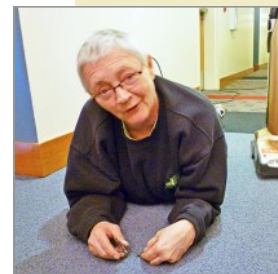
Nancy La Voie



David Berg



Angelina Kuzmenko



Kathy Sweet

## Repairs @ The Vaux

Most of The Vaux's many parts stayed healthy during the summer and early fall. David Berg and the Budget Committee both breathed sighs of relief. Among the significant events:

- ▶ ThyssenKrupp added a unique weight sensor to our elevators, plus some associated electronics, effectively de-bouncing the formerly jerky takeoff.

- ▶ Our garage and lobby lighting project was completed, reducing electrical power usage by approximately 8700 watts.
- ▶ Reported rat sightings during the summer led CMI to hire Alpha Ecological Pest Control to place bait stations around The Vaux grounds and in the garage. It's an ongoing battle, with further sightings, but also a verified body count. We may be winning.

### CALENDAR OF EVENTS

#### BOARD MEETING

February 7, 6:30PM  
Holiday Inn Express  
2333 NW Vaughn Street

#### WINTER SOCIAL

Wine & Cheese  
& Good Cheer  
Raleigh Lobby  
December 12, 4PM



## Details @ The Vaux

Video game guide books often contain a section called, “*Pro Tips*.” The idea is to point out ways to maximize success for players who are already skilled. This column is meant as a similar set of Do's & Don'ts for Vaux residents already skilled in condo living.

- ▶ Ladders: Every now and then we have to change a light bulb or smoke detector battery and need to reach up high. A community ladder is now available to residents in the Raleigh cart storage room. Use at your own risk, of course.
- ▶ E-mail: CMI occasionally mails notices of interest, sometimes vital, to residents. If you are not already on the list, please send your e-mail address to CMI for timely information on events at The Vaux. Don't worry, no spam will result.
- ▶ Exterior metalwork: Over time it needs touch-up painting to eliminate rust. Without residents' cooperation this task is laborious, costly, and subject to tricky scheduling. Residents are hereby invited to inspect their own deck railings and notify CMI if touch-ups are needed. Then, if they're willing, painters will access decks through their units instead of climbing ladders. Each procedure should only take a few minutes of anyone's time.
- ▶ Grab bars: Residents (especially “honored citizens”) may wish to install grab bars in their showers and around their tubs. Please remember that a request must be made through CMI for permission from The Archi-

tectural Review Committee, and correct procedures must be followed by a licensed and insured contractor.

- ▶ Electrical repair: Residents may occasionally need the services of a good electrician. MPD Systems does work for The Vaux HOA on a regular basis, and if you schedule your job for a time when they are already onsite, you can save some money. Contact Christopher Wright at MPD; 503 708 3689.
- ▶ Unknown Persons: Never let people into our buildings unless you're sure they belong here. If you feel awkward simply say, “I'm sorry, I don't recognize you.”
- ▶ Lock boxes: Please remember that lock boxes are strictly for real estate agents and contractors. For reasons of security, no personal lockboxes are allowed, and those found will be removed and discarded.
- ▶ Bicycles: Bikes are not allowed to be stored on decks. If you have a bike and wish to store it, apply to the Bicycle Committee through CMI for a bracket in a Bicycle Storage Room, and be prepared to join the waiting list.
- ▶ Recycling: No bags, paper, or plastic, are allowed in the glass-only recycling bins. Please remove all paper and plastic items, *without exception*, when depositing bottles.
- ▶ Garbage chutes: garbage destined for chutes should be wrapped in sealed plastic bags. The long fall to the garage sometimes causes paper bags to explode.

## SERVICE CONTACTS

### MEDICAL & SAFETY EMERGENCIES

Dial 911

### NON-EMERGENCY POLICE ACCESS

Portland Police Bureau  
503 823 3333  
[www.portlandonline.com/police](http://www.portlandonline.com/police)

### LEGACY GOOD SAMARITAN HOSPITAL

1015 NW 22nd (at Marshall)  
503 413 7711  
1 800 733 9959

### SMELL GAS?

Call NW Natural:  
1 800 882 3377

### ELECTRICAL PROBLEMS?

If in your unit, first check your own circuit breakers. If resetting them doesn't work, perhaps you've tripped a main breaker. Call CMI:

503 233 0300

To report a neighborhood power outage call PGE:

503 464 7777

## Arrivals @ The Vaux

Welcome to new residents of The Vaux:

- ▶ Bonnie Cohen, Unit 128
- ▶ Alyssa Meredith, Unit 206
- ▶ Nathan Karapondo and Dannah Shuval, Unit 214
- ▶ Michael & Rhoda Gordon, Unit 228
- ▶ Denise Belanger and Tim Mautz, Unit 309
- ▶ John Hare, Unit 337
- ▶ Kurt Welty, Unit 417

## Arrivals @ The Chapman School

As they have every year since the late 1980s, several thousand Vaux's Swifts paused in their southward fall migration to roost in the Chapman School's unused chimney for a few weeks in September.

A joint project of Portland Public Schools, The Audubon Society, the Collins Foundation,

and the Metro Central Enhancement Grant Committee replaced the school heating system and reconditioned the chimney for the birds.

(Note: we call our condo “*The VO*,” but knowledgeable birders call the chimney dwellers “*VOX's Swifts*.”



Flock of Birds



Flock of Watchers

## Autumn @ The Vaux

Taking a brave chance on Portland weather, the Social Committee, led by Barb Barwood with much help from Pam Farkas, Dagny Hooke, Marcia Kinnaird, Ronda Leonard, Terry Mesa, and Steve Schmidt, staged a courtyard buffet in September, and 40 people turned out.

Umpqua Bank and Food Front once again supplied wine & snacks; Blue Olive supplied the main dish; and Food Front, Ellington, Van Duyn Chocolates, Dorio Restaurant, and Sniff Café generously offered a variety of raffle prizes.



## Transportation (continued)

Among the most convenient and useful transit routes are these:

- ▶ Bus #15 — runs downtown via 23rd Avenue and over the Morrison Bridge. Board at 23rd & Raleigh, stop #9030.
- ▶ Bus #17 — runs from Sauvie Island through downtown and over the Steel Bridge. Board at Thurman & 22nd, stop #7168.
- ▶ Bus #77 — runs to Union Station, over the Steel Bridge to Rose Garden Transit Center, and within a block of Lloyd Center. Board at 25th & Raleigh, stop #7221.
- ▶ Streetcar — loops through downtown to the South Waterfront and back. Board at 23rd & Marshall, stop #8989.
- ▶ MAX light rail — transfer from Streetcar at 9th & Yamhill (eastbound), stop #8333, and 10th & Morrison (westbound), stop #8384.

- ▶ Buses & streetcars are equipped with global positioning devices. That means their locations are (almost) always known to system operators, and you can access that information to help plan your trips. (Be prepared with line & stop numbers.) Online links can be found here:

- from a browser:  
[www.trimet.org/arrivals/tracker.html](http://www.trimet.org/arrivals/tracker.html)
- from a smartphone:  
[www.trimet.org/wap](http://www.trimet.org/wap)
- from a telephone:  
503-238-7433
- ▶ TriMet hosts an excellent interactive route map here:
- <http://ride.trimet.org/?tool=routes>



Making tracks



Oops — just missed it

## Dollars (continued)

Someday we'll face major repairs -- new roof, new HVAC, etc., and we continue saving money for that purpose in a reserve fund: in 2011 to the tune of \$137,333. The idea is to grow this fund — it now totals \$535,909 — so that when the inevitable day comes, no special assessments will be needed to pay for the work. Having this nest egg should comfort ongoing owners (as well as buyers and sellers) who understandably want to know that The Vaux is kept in good financial shape. This savings plan alone grabs another 23% of the budget.

Among other big-ticket items are CMI's fees and charges for labor and management services,

which together total \$120,840; 20% of the total.

Budgeters also know that we can't predict every problem. (water feature leaks, or dead trees, for example.) So we always include an operating contingency — next year in the amount of \$34,000.

General maintenance, including a number of required inspections, will cost \$39,000, and elevator maintenance will add another \$18,600.

The complete budget is available on the Association web site:

- ▶ <http://hoa.thevaux.com>



New tree on Raleigh

## Now @ You

As always, *Now @ The Vaux* could use some help. If you have stories you'd like to contribute, important information about life @ The Vaux, or suggestions for stories you think other

residents might like to read, please contact your editor. That's me...

—Hal Barwood