



Volume 4, Issue 1

Spring 2010

New Board Elected @ Annual Meeting

On Monday, March 29th, The Vaux Homeowners Association held its Annual Meeting to elect a new Board of Directors. Bill Meyer and Grant Shaffer continue in office for another year, and Sara Burton will start another term. Joining them are new members Sasha Welford and Hal Barwood.

Approximately twenty residents attended, whereas thirty-four are required for a quorum. Now you know why you filled out those proxies that arrived in the mail: enough were received to allow our community manager, CMI's Nancy LaVoie, to declare that a quorum was achieved,

and the meeting proceeded. The new Board was then elected by acclamation.

Many thanks to retiring Board members Stanley Townsend and Terry Mesa for their dedicated service and devotion to The Vaux. They helped guide the Homeowners Association through its early and sometimes difficult issues. And welcome to the new Board, who hope to continue their excellent work.

Contact information for members of the Board is listed in the sidebar on this page. Write them directly or through CMI with any questions or concerns.

Waste Not Want Not @ The Vaux

Approximately 200 people -- owners, renters, partners, children -- reside at The Vaux. We are, in effect, a small town. And we generate all the waste one would expect from a small town. Our two buildings are equipped with four rubbish bins, two general purpose recycle bins, and four special bins for glass. At max capacity, we can throw away 1248 cubic yards of garbage and rubbish each year, and we can recycle up to 850 cubic yards of metal, paper, glass, and plastic.



Discards say, "I'll be back!"

Tuesday and Friday are collection days, when Kathy Sweet, our onsite manager, wheels all six bins onto Savier Street, and Trashco empties them. In practice, the rubbish bins average approximately half full, and the recycling bins average something like three-quarters full. More on Tuesdays, less on Fridays. (Totals vary: around the winter holidays and when someone is moving in or out—then we see the overflows!)

There's no stopping waste. We all produce it. If the above estimates are accurate, each year residents of The Vaux create enough garbage and rubbish to form a cube piled twenty-five feet high, wide, and deep. Our yearly recycling efforts would make a similar twenty-five foot cube.

Being good citizens means maximizing the recycle pile and minimizing the trash pile. Herewith, then, are some important rules and reminders...

► Know what cannot be recycled:

- Trash all plastic bags, all plastic lids, all plastic bottle tops, and all plastic food dishes and trays.
- Trash all plastic packing materials such as popcorn, styrofoam, and plastic wrap.
- Trash all mirrors, window glass, incandescent light bulbs (*no fluorescents!*), drinking glasses, dishes, cups, and vases.

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THE VAUX HOA BOARD OF DIRECTORS

HAL BARWOOD

Chairman
halbarwood@comcast.net

GRANT SHAFFER

Vice Chairman
grant@shaffer.org

SARA BURTON

Secretary
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Treasurer
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SASHA WELFORD

Director
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CMI AFTER HOURS & EMERGENCIES

503 233 0300

Parklex Paneling @ The Vaux

Part of the beauty of The Vaux's façade lies in the alternation of deep red brick with woody orange paneling. The paneling is called Parklex, a composition material made from Kraft paper, thermoset resins, and timber veneer. Occasional discoloration has been seen, leading some to wonder if the panels might be deteriorating.

Concerns expressed have led the Board to order an investigation. The process is ongoing, but Tom DiChiara, of Trammel Crow, reported at the Annual Meeting that recent tests have

shown that the discoloration is completely superficial, probably a result of changing weather, and is not a symptom of delamination or other material defects. Testing at an independent laboratory is currently underway, with final results yet to be reported.

► For more information try:

- www.Parklex.com



Parklex and brick

Reliable Rides @ The Elevators

The Vaux elevator project is now complete. ThyssenKrupp spent weeks during the winter upgrading and modernizing the cars, the mechanics, and the electronic controls in both buildings to improve reliability and speed.

This work was done at ThyssenKrupp's expense as part of a warranty agreement with Trammel Crow Residential, The Vaux developer, and the HOA.



Going up

Repair @ Water Feature

Last fall the water feature adjoining the Raleigh Gate was in trouble. A supply pipe developed a pinhole leak, and a rusting return pipe discolored the bed of stones. Urgent repairs became necessary. After being dry for months (except for rain, of course) as of March 29th, it is back in operation.

Those of us curious about how The Vaux is put together got an eyeful staring at the open pit with its layers of gravel, matting, and styrofoam insulation, but now all is concealed, and the serene gurgle of moving water has returned.



Lake Vaux

Bikes @ Storage

The Vaux's two bike storage rooms are currently fully occupied. There's a waiting list for those who want to be included when assigned slots become available as they do from time to time, and the Board is considering how to add storage capacity if demand exists. The only tool available to gauge that demand is the waiting list: if you're hoping to store your bike, please fill out a *Bike Room Storage Request Form* (available online @ hoa.thevaux.com) and return it to CMI.

Bicycle storage is reasonably secure, but not perfect: earlier this year a bike was stolen from one of the rooms, even though owners' fobs are required for entry. Make sure you've got a good lock on your favorite ride!



Hanging in there

Spring Ahead @ The Vaux

On Sunday, March 28th, The Vaux Social Committee staged a gathering in the Savier Building lobby. Approximately thirty-five residents showed up to celebrate the arrival of spring, meet their neighbors, chat, and enjoy wine and cheese generously provided by Um-

pqua Bank's new branch at 23rd & Glisan.

A summer event in the Courtyard is being planned for June 27th. Save the date!



Volunteering @ Portland

A fair number of Vaux residents have free time and would like to volunteer their services. Here's a starter list of possibilities (there are many others):

- ▶ Multnomah County Library
801 Southwest 10th Avenue, Portland
(local branch: 2300 NW Thurman)
e-mail queries to: libvols@multcolib.org
or call June Bass 503 988 5731
- ▶ Friendly House, Inc.
2617 NW Savier (at 26th)
e-mail queries to
volunteer@friendlyhouseinc.org
or call 503 228 4391
- ▶ The Chapman School at Wallace Park
www.chapman.pps.k12.or.us
or call 503 916 6295
- ▶ Legacy Good Samaritan Hospital
1015 NW 22nd (at Marshall)
www.legacyhealth.org/body.cfm?id=100
or call: Ginger Adamovics 503 413 7012

- ▶ The Oregon Museum of Science and Industry (OMSI)
www.oms.edu/volunteer
e-mail queries to:
VolunteerServices@oms.edu
or call: 503 797 4615
- ▶ Ronald McDonald House
(aiding sick & disabled children):
www.rmhc.org
- ▶ Northwest District Association
(NWDA—help advocate for sane development in Northwest Portland)
2257 NW Raleigh Street
www.northwestdistrictassociation.org
- ▶ AARP's Create The Good
(a general online volunteering resource)
www.createthegood.org
- ▶ Food Front Neighborhood Cleanup:
monthly on 2nd Saturdays
appear at Food Front on Thurman between 9-10 AM to join the brigade

Vaux @ Info

With the sale of Unit 100 in mid-December 2009, The Vaux has sold out. All units are now in the hands of individual owners, and the developer, Trammell Crow Residential, is no longer involved. More Vaux facts:

- ▶ There are 144 units in both buildings.
- ▶ Approximately 200 people reside here.
- ▶ Approximately 140 people reside here full-time.
- ▶ Currently, 42 units are rented out to tenants. (Adding one more unit will put The Vaux at the rental limit of 30%.)
- ▶ It cost the HOA just under \$600,000 to operate The Vaux last year, including contributions to the reserve fund for future maintenance (eventual roof repair, for example).

- ▶ HOA fees are unchanged for 2010.
- ▶ As of this writing, 9 units are for sale by owners. Several web sites publish current sales information. Here's a good place to start:

www.bpr.com/northwest-the-vaux.html
(or simply Google "vaux sales portland")



Our Town

SERVICE CONTACTS

MEDICAL & SAFETY EMERGENCIES

Dial 911

NON-EMERGENCY POLICE ACCESS

Portland Police Bureau
503 823 3333
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

Noisy Tests @ The Vaux

On Monday, April 19th, CMI conducted a noisy test of The Vaux's fire alarm and sprinkler system, annoying all within range of the screeching transducers in our bedrooms and halls. It will help our moods to remember that this test is mandatory, ordained by Portland's fire safety rules for multiple-unit dwellings. This year's test was particularly prolonged because CMI needed to correct some faulty

status reporting transmitted to CMI by the alarms.

Volunteers will be available to open doors for the inspectors should residents understandably desire to flee during next year's tests.

On the bright side: the test proves it will be tough to sleep through a real emergency.



Ouch

Waste Not Want Not (continued)

- Trash paper and cardboard if it shows evidence of wax or food, like pizza boxes, etc.
- Trash anything you're not sure of. Avoid contaminating the recycle stream by following Portland Metro's advice:

"When in doubt, leave it out."

- Keep waste materials under control:
- Contain all garbage in bags. (No loose cat litter, lemon rinds, coffee grounds, etc.)
- Use small bags—10 gallons or less—in garbage chutes.
- Flatten all cardboard boxes.
- Seal shredded paper in paper bags.
- Empty all spray cans.
- Remove plastic spouts from milk cartons.
- Rinse all bottles, milk cartons, and drink boxes.
- Handle glass separately:
- Deposit nothing but rinsed glass bottles in the blue bins.
- Remove all paper and plastic bags.
- Some items require special recycling offsite:
- Those annoying plastic shopping bags can be recycled here:
Fred Meyer (near PGE Park)
100 Northwest 20th Avenue, Portland
503 721 4133

- Batteries and fluorescent bulbs contain mercury, a neurotoxin. For these items try:

Metro Central Hazardous Waste Facility
6161 NW 61st Avenue, Portland
503 234 3000

- Electronic devices contain multiple hazardous chemicals. For worn-out computers, radios, TVs, etc., try:

Northwest Portland Recycling Center
1520 NW Quimby Street, Portland
(under I-405 at 15th Avenue)
503 329 2890

- And please consider donating wearable clothes and working electronic gear:

William Temple House
2230 NW Glisan Street, Portland
503 222 3328

Goodwill Industries
2215 W Burnside Street, Portland
503 224 3084

- To learn more:

- www.oregonmetro.gov/index.cfm/go/by.web/id=24197
- Or call the Metro Recycling Hotline:
503 234 3000



Trash Train

Now @ You

Now @ The Vaux needs your help. If you have stories you'd like to contribute, story ideas you'd like to see followed up, important information about life @ The Vaux, or just

vague suggestions for stories you think other residents might like to read, please contact your editor. That's me...

—Hal Barwood

CALENDAR OF EVENTS

BOARD MEETING

May 10, 6:30PM
Holiday Inn Express
2333 NW Vaughn Street

SUMMER SOCIAL

Courtyard
June 27, 4PM