



# VAUX NEWSLETTER

## BOARD OF DIRECTORS

June 2009

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## SUMMER SOCIAL EVENTS IN THE COURTYARD

- Please join the Social Committee for a wine and cheese social in the courtyard Sunday, June 28 from 4 – 7 pm. Watch for more details in an upcoming flyer.
- Do you have questions about condo insurance coverage? Deb Schumacher from the Vaux's insurance company has agreed to give a 10-15 minute presentation beginning at 4:30 pm at the June 28 social and will answer your insurance questions.
- A second summer social event is being planned for Sunday, September 13, 4 – 7 pm with main courses provided by local restaurants.

Volunteers are needed to help with setup and clean up on June 28 and September 13. If you can assist with either, please contact Barb Barwood at bbarwood@comcast.net or 503 227-1150.

See you in the courtyard!



## SECURITY UPDATE

No break-ins have been reported since the master code was changed and security has been tightened. An important step in tightening security is the entry device audit being conducted by CMI. Forms have been received by about 80% of owners. Several of those include devices with unreadable numbers. A plan is in the works to determine what those numbers are. A final letter will be sent to owners who have not responded. If they do not respond by a certain date, their entry devices will be deactivated. There will be a \$100 reactivation fee. This audit is being done for everyone's security and cooperation from all owners is essential. If you have not filled out a form, please contact CMI immediately. Forms can also be found on the garage lobby bulletin boards.



## **BICYCLE STORAGE**

All 55 bike brackets in the two Bike Rooms are currently assigned to residents and there is a waiting list of 16 bikes. Due to the high demand and because not all residents with assigned brackets are using them, a "use it or lose it" policy is currently being discussed. Options for additional bike parking beyond the two current Bike Rooms are also being looked at. Last year additional brackets were installed in the Bike Rooms to bring the capacity from 32 to 55.

There is no entitlement to bike storage at the Vaux. As in most buildings, it is provided as a courtesy on a first-come first-served basis. It's surprising and disappointing that, even in a city as bike-friendly as Portland, adequate bike storage is not considered a priority when planning buildings.

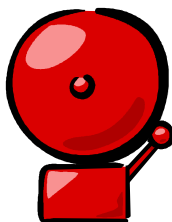
To put your bike on the waiting list, please complete the form in the Bike Committee section of the Vaux website ([hoa.thevaux.com](http://hoa.thevaux.com)) and submit it to Nathan Newman at CMI. His contact information is on the form. Send your bike questions and comments to [vauxbikes@gmail.com](mailto:vauxbikes@gmail.com).

Stay tuned for future developments!



## **FIRE/LIFE/SAFETY TEST—THE RESULTS**

We know you heard the alarms! The Vaux recently had its first Annual Fire/Life/Safety test (a requirement recently instituted by the Fire Marshall) to ensure the building-wide fire system is functioning properly. Thanks to your cooperation, 106 units were inspected! The Board and CMI thank you for your patience and understanding while this necessary test was performed.



## **COMMITTEES NEED YOU**

The following committees are in place at the Vaux:

### **Building and Grounds**

Current members: Stanley Townsend, Larry Emery, Matt Spathas, Dirk Jongejan

### **Architectural Review Subcommittee**

Current members: Stanley Townsend, Larry Emery

### **Landscape Subcommittee:**

Current member: Dirk Jongejan

### **Communications Committee**

Current members: Sara Burton, Terry Mesa, Hal Barwood, Dagny Hooke

### **Finance**

Current members: Larry Emery, Bill Meyer, Elizabeth Ku

### **Recycling**

No current members!

### **Social**

Current members: Barb Barwood, Alice and Ron Kinley, Dagny Hooke, Marcia Kinnaird, Sara Burton

### **Bicycle**

Current members: Steve Schmidt, Terry Mesa

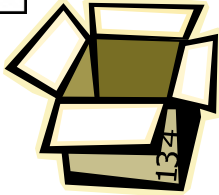
Your participation is needed! If you're interested in joining a committee, contact a committee member, a Board member or Nathan at CMI.



## **MAINTENANCE PROJECTS**

There are several upcoming maintenance projects, with some already underway. The courtyard fountains have been drained and cleaned. Corroded copper nozzles and PVC pipe will be replaced in the large fountain, which has had some problems with red algae in the past. There will be touchups to paint in the hallways and railings. The annual garage cleaning will also take place soon. Other projects in the works include window washing and hallway carpet cleaning. Watch for future communication on these projects!

## **MOVING PROCEDURES**



**Scheduling**—To schedule a move, call or e-mail the On-Site Manager or CMI fourteen (14) days prior to your requested date to ensure at least one elevator is available. Only one move in the building is allowed per day. Moves may be scheduled be-

tween 8 AM and 5 PM daily.

**Move Fees**—There is a \$200 Move-In fee, and a separate \$200 Move-Out fee. The moving fees must be paid at the time of the move, or two days prior to the move if it scheduled for a weekend. Please make checks payable to The Vaux Condominium and give them to the On-Site Manager or send them to CMI prior to the move. The move fee will be charged to the Owner's account whether or not the move was scheduled, and unscheduled moves are subject to an additional **\$500 fine**. Ultimately, the Owner of Record is responsible for payment of the fee, however, the moving policy applies to tenants as well.

**Deliveries**—There will not be a charge for single item moves, i.e., delivery of a couch, etc. Nevertheless, please contact the On-Site Manager to have the elevator pads installed to protect the elevator, as the owners are responsible for any damage caused to the common elements during the delivery.

**Parking Options**—Parking permits should be obtained by the city at a minimum of two days prior to the move. Permits for street parking can be purchased from the City of Portland, Permit Center, 503-823-7365.

## **BULLETIN BOARDS**

The lobby bulletin boards are for official Association business only. They have important notices concerning service scheduling, social events and action items for residents and owners.

There are two bulletin boards in the garage that residents are free to use—one in each elevator lobby. However, please respect the guidelines for posting.

## **SAFETY REMINDERS**

Please do not let people into the building. Recently, a "lost" person who followed someone into the lobby was knocking on doors in the Savier Building.

If you smell gas in your unit, do not hesitate to call Northwest Natural at 800-882-3377.

**Monitoring**—Portland Patrol Security Services will pad the elevator and also monitor the door and common elements during the move. They will conduct a walk-through before and after to make sure there is no damage.

**Boxes and Packing Material**—At the end of the move, or after each day, if the move takes longer than one day, the corridors and elevator must be cleared of all debris. Packing materials and boxes must be disposed of in the Recycling Area located in the basement garage. Please flatten all boxes and place materials in the appropriate containers. If your material cannot be placed in the trash chute or recycled, owners must contact the On-Site Manager to arrange for a special pick-up at their own expense.

## **LANDSCAPING**

Going on three years old, our landscaping is looking more beautiful than ever this spring. Right now the dogwoods, and many of the rhododendrons and azaleas are in bloom. There are

many new growth "candles" on the three dramatic shore pines (*pinus contorta*) near the large water feature. The nicely trimmed Japanese maples provide shade and beauty. Other plants contributing to the attractive overall look are the sugar maple street trees, vine maples, boxwoods, hydrangeas, English

yews, nandinas, hostas, camellias, ornamental grasses and more!

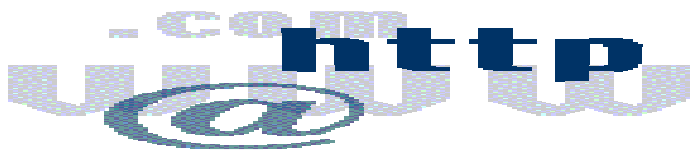


## **YOUR COMMUNITY WEBSITE**

Be sure to check out the Vaux Condominium website! You will find important information such as how to contact your Board of Directors, news of upcoming social events and special notices for all residents and owners. You can also download Board of Director's meeting minutes and monthly financial statements.

In order to use The Vaux website you must register. Please go to the link listed below, click on "The Vaux Home," then "Contact," then "Homeowners," then the "email" link in the left column.

<http://hoa.thevaux.com>



## **THE VAUX IS A SMOKE-FREE COMPLEX**

In addition to our smoke free bylaws, we ask for assistance and consideration from resident smokers that tobacco smoke is a strong allergen for many people and could pose a serious health hazard. Cigarette butts have been noted in lower residence patios and shrubbery. This is a serious fire hazard that could compromise everyone's safety.

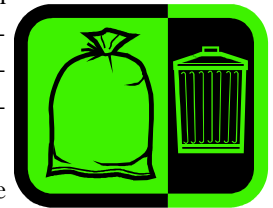
(Article 7.24 of The Vaux bylaws states, "Smoking of tobacco products or similar products shall be prohibited on the decks, balconies, front porches and terraces of the Condominium, and in all common areas of the Condominium, including the interior parking structure, the hallways, elevators, lobby and courtyard.")

## **ELEVATOR OUT-OF-SERVICE CALLS**

Whenever you encounter a problem with the elevators, please do not hesitate to contact the On-site Manager (Monday - Friday 7:00 AM—3:30 PM) or CMI at 503-233-0300. Do not wait for someone else to call or assume that someone has called already! CMI will dispatch ThyssenKrupp to service the elevators immediately.

## **USE OF TRASH CHUTES**

The doors to the trash chutes must be securely closed after each use. If a piece of debris gets caught and causes a trash chute door to be ajar, the trash chutes in that stack will not function! Please take extra care in assuring that the doors close securely.



Also, please do not place loose glass down the trash chute. Loose glass shatters at the bottom of the chute creating a hazardous mess. Use the recycling containers for all glass.

## **STORAGE GUIDELINES**

PER SECTION 7.12 OF THE BYLAWS:

"No furniture, packages or objects of any kind shall be placed in lobbies, vestibules, public halls, stairways, or any other part of the Parking Units or General Common Elements . . . In addition, no storage of any kind shall be permitted on the balconies or patios located adjacent to or above the Residential Units, except for the following specific items: outdoor natural gas barbecue grills on balconies where a natural gas hookup is provided, other barbecue grills permitted by applicable law, well-maintained patio furniture, and plants with drip containers, so long as these do not protrude from the patio or balcony or overhang the patio or balcony railing."

## **RENTING YOUR CONDOMINIUM**

The Condominium's governing documents restrict the renting of units to a maximum of 30% of the units. In order to ensure that we do not exceed this limit, you must send a written request to the Board of Director's via CMI to rent your unit.

## **DON'T FORGET**

The next meeting of the Board of Directors is scheduled for 6 pm, Monday, August 24, 2009 at the nearby Holiday Inn Express, 2333 NW Vaughn Street. All owners are encouraged to attend.