

Sexton Place

Condominiums Community Newsletter

Summer 2023 Edition
June 16, 2023 - Vol 1



Parking Lot Seal Coating is Here!!

The Parking lots of the Sexton Place community will be seal coated and striped this month! On June 20, 2023, the section of the parking areas closest to Gordonite Dr, will be done. Then on June 26, 2023, the parking areas closest to Beard Rd will be done.

1. There will be no driving or parking allowed in the areas being resealed for 48 hours. Do not move or drive over coned off areas.
2. Residents in the affected areas will need to park along Gordonite Dr. or in the Walmart parking lot for the 48-hour duration on the scheduled project dates.
3. Flyers will be posted around the community showing the exact areas that will be affected each date. (See last page)
4. Since garbage pickup is on Tuesdays, residents located in the Gordonite section will need to move their cans to an area in the Beard Rd Section for pickup on the 20th (or you may choose to skip pickup that week). The garbage trucks will not be able to drive on the portion that has been worked on the 20th.
5. The map has been designed so that mail will still be delivered on the scheduled dates.
6. Asphalt driveways will also be seal coated. No vehicles may remain in driveways during the scheduled dates.

See Last Page for more details!

Thank you for your cooperation!

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Community Project News

Bark Mulch & Pressure Washing of all buildings, decks, patios, & sidewalks has been completed giving a fresh and clean look!

Asphalt Repair was completed at the North entrance of the community. They will be returning to fill a pothole located at the entrance off Gordonite. A proposal to repair the asphalt near the Beard Rd entrance, that is being affected by flooding from the artesian springs, has also been approved and we hope to get on their schedule soon. The springs will be diverted like the previous one and that should solve the problem permanently.

Baiting Rodent Stations is ongoing. The community is reminded to be very careful about dropping crumbs or leaving food items on patios while enjoying the nice weather. Also, seeded bird feeders are not permitted because they attract rodents. However, hummingbird feeders are allowed.

Trash Can Reminders. Every Resident must always keep the collection containers in their garage and out of sight. All garbage, trash and recycling shall be securely bagged in plastic before depositing into trash cans. Cardboard boxes shall be flattened. Trash containers may be set out 24 hours prior to collection. All trash containers must be put away within 24 hours after trash collection.

July 25, 2023

Board of Directors Meeting

Do you want to know what's going on at Sexton Place Condos?

Do you have a question, concern, compliment or complaint? Perhaps you'd like to serve on the Board but need more info.

Mark your calendars now and come to the meeting!

Tuesday, July 25, 2023

Meetings are held at 6:00 pm via Zoom. Invitations are sent to owners by email the morning of the scheduled meeting

Notice of Upcoming Board meetings can always be found on the front page of the association's website.

Welcome New Neighbors!

Please join us in welcoming our newest neighbors in buildings 14675, 14615 & 14665. We are so happy to have you join our community in 2023 and we hope you are enjoying your new home!

Nothing is better than being welcomed by a new community. Be sure to welcome your new neighbors with a warm smile and a friendly hello.

2023 Beaverton Community Events

Check out the City of Beaverton 2023 Community Events Calendar. Lots of fun events are coming up this Summer!

[Beaverton Events](#)

Have you been to the forms page on our website?

This page has all the forms you may need to keep your account up to date. The newest form is the

Comments & Concerns Form

Use this form to share comments, ideas, report an issue or concern, request service or maintenance, and even just to compliment or thank someone. When you finish filling out this form, you will be able to hit a submit button and send it directly to management. We hope this new form will help get your concerns handled quickly and more efficiently. Be sure to check out the other forms on the forms page too!

[Click to view Owners Forms](#)

Owner & Resident Info

Reminders

BBQ Grills Only gas or electric barbecues are allowed. Residents must make sure the barbecues are away from the siding and anything combustible. Barbecues may not be kept on the front patio by the front entrance door. Residents will be responsible for the cost of replacement of any siding that is warped due to heat from barbecues.

Vehicle Registration All vehicles must be registered with the Association. All Owners are required to re-register each year even if their vehicles have not changed. Residents are required to notify the management company in writing of any change of vehicle within 10 days of change. This includes tenants so be sure to register your tenant's vehicles as well.

Parking Garages may only be used for parking of vehicles and may not be used for storage if it prevents parking of vehicles at any time.

Vehicle Washing shall be permitted only in paved areas that discharge all waste to a water quality treatment facility.

Doggy Doo is not appreciated by the community, so when your doggy goes, pick it up and dispose of it properly in your own trash can. Not doing so, will result in you being fined.

Have you been to our website?

[Sexton Place Condos](#)

You will find:

- Portal for paying your association dues
- Upcoming Meeting dates
- The Minutes from previous meetings
- Leasing information
- Selling information
- Insurance documents
- Governing Documents – Bylaws; Rules & Regulations
- ARC form – Get approval for your remodel
- Owner information form – change your email, phone number, or address?
- Vehicle registration form – update your vehicle? We need to know
- Comments & Concerns Forms
- ADA Information
- Approved products

Financial Report Summary:

Financial Summary as of 4/30/2023:

§ Total operating funds:	\$ 98,825.39	including pending EFTs
§ Total reserve funds:	\$ 355,124.52	including reserves interest
§ Total cash assets:	\$ 453,949.91	
§ Total YTD income:	\$ 107,954.52	including \$8,758.07 of Special Assessment Income
§ Total YTD expenses:	\$ 56,484.51	including \$10,090.00 of Reserve Expenses
§ Budget vs. Actual <u>Income</u> :	41.25%	collected YTD.
§ Budget vs. Actual <u>Expenses</u> :	23.77%	including 8.2% of the Total Reserve Expenses
§ Total delinquencies:	\$ 8,167.72	1 accounts 91+ days; 0 accounts 61-90 days; 1 accounts 31-60 days; 0 accounts 0-30 days.



Tips & Tricks

Living in a condo community has its many benefits, like having a nice-looking property that you don't have to take care of. It also means you live close to other people and usually share walls with them.

Most people want to be good neighbors but sometimes it's hard to not make noise that disturbs your neighbors.

One way to make things a little quieter is to install soft closing bumpers on your cabinet doors. They allow the doors to close softly and prevent that noise that happens when a cabinet door gets pushed too hard when you're closing it in a hurry.

Soft Closing Bumpers

These bumpers are reasonably priced, and most styles are easy to install. You just peel them off the paper backing and press them on to the inside of the cabinet door!

Do you have Community Living tips or tricks? Consider sharing your ideas in the next newsletter. See Page 4 for the link to contribute to the newsletter.

NO FIREWORKS



Fireworks are not permitted at Sexton Place Condos

Your Management Team:



Our Specialty

- Personable customer service for small to medium HOA developments
- Focused vendors & contractors from the Beaverton Area.
- 24-hour emergency call/text line that goes directly to Mark or Cindy.

What Sets Us Apart

- We are a small family owned & operated company with the ability to personally service all your HOA needs.
- We know the cities of our homeowner associations inside and out. All our employees live locally, and our vendors service the local areas.
- We have programs in place to streamline HOA payments with a variety of online payment options.
- We offer an interactive online portal for owners to access documents or place service requests.
- Buildium Software - a community association management specific software with owner portal access
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Community Manager

Manager@FRESHSTARTof Oregon.com

## Contribute to the Newsletter!

Write your article and submit it by attaching it to the Concerns & Issues Form

[Click on Comments & Concerns](#)

The Newsletter is planned to be available shortly before the quarterly Board of Directors Meetings.



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# Sexton Place Parking Lots Seal Coating Schedule

June 20, 2023 & June 26, 2023

(Blue Section of the Map) (Green Section of the Map)



## IMPORTANT INFO:

- 1- Residents in the affected areas will need to park along Gordonite Dr. or in the Walmart parking lot for the 48-hour duration on the scheduled project dates.
- 2- the **BLUE SECTION OF THE MAP** will be done on 6/20/2023 and the **GREEN SECTION OF THE MAP** will be done on 6/26/2023.
- 3-Since garbage pickup is on Tuesdays, residents in the **BLUE SECTION** will need to move their cans to an area in the **GREEN SECTION** for pickup on the 20<sup>th</sup> (or skip a week). The garbage trucks will not be driving on the blue section on the 20<sup>th</sup>.
- 4- The map has been designed so that mail can be delivered on the scheduled dates.
- 5- Asphalt driveways will also be seal coated. **No vehicles may remain in driveways during the scheduled dates.**

## Coast Pavement Services Sealcoating FAQ

### Q: "What time will the crew be on site?"

A: Our start times will vary depending on the location of the site. The biggest determining factor is whether it is in or near a residential area. If so, we observe city noise ordinances and will not begin work until 8 am. Outside of residential areas we like to start as early as we can to keep our crews out of the heat and to also give our sealcoat as much time in the sun as possible before opening up the area to cars. If you have a specific start time that you need, please let us know and we will do everything within reason to accommodate. We cannot do overnight work under any circumstances.

### Q: "Can you sealcoat if it's going to rain?"

A: The short answer is no. Certain conditions need to be met in order to seal. The temperature should be at least 65 degrees and rising, preferably with direct sunlight. The pavement needs to be clean and mostly dry with no standing water if we are just sealcoating and completely dry if we are also doing crack fill. There should be no substantial chance of rain in the forecast (20% or lower) when there will be wet material on the ground. Any significant amount of moisture will compromise the integrity of the mix and potentially wash sealcoat into storm drains and gutters.

### Q: "When can cars drive on it?"

A: We strongly suggest keeping cars off the surface of the asphalt for at least 48 hours to accommodate the sealcoating and striping. In fact, the longer you are able to keep cars out the better. The more time the material has to cure and harden will lessen the chance of scarring and damage to the surface and striping. We understand that longer than 48 hours is not realistic for most parking lots. We provide barriers and caution tape to close areas we are sealing off to cars. **DO NOT CROSS BARRIERS!**

### Q: "When can we walk on it?"

A: Usually 3-5 hours after application but that varies depending on temperature and weather conditions. If it looks wet avoid walking on the surface if possible. The material can ruin your shoes and be tracked onto sidewalks and into buildings.

### Q: "When will you repaint the striping?"

A: Usually early in the a.m. (1 a.m. – 6 a.m.) the next day but not in residential areas (see question 1). If you have a time, you need the lot opened by, please let us know and we will do everything we can to accommodate. The stripers will remove the barriers to open up the lot after they are finished painting. **DO NOT DRIVE ON FRESH STRIPING!**

### Q: "What do I need to do before work starts?"

A: First and foremost, we need all tenants affected by the work to be notified ahead of time and aware of the timelines listed above. They need to know that all vehicles should be removed by our arrival. If you have a dedicated tow company, it is helpful to have them on standby if needed. We also need anything on the surface of the asphalt to be removed if possible. This is usually things like garbage bins, ash trays, tables and chairs, basketball hoops, etc. If something is still present when we begin work and is light enough, we will move it ourselves. If we are unable to move it, then we will seal around it. You will be charged another mobilization fee for us to come back and fill in those areas. Lastly, we need all sprinklers turned off the night before work begins. This is more important than most think. Wet areas in a lot cannot be cleaned properly and our crack fill and sealcoat will not stick to damp or muddy areas. We will not wait for these areas to dry before we begin work or spend time drying them ourselves.

