

Sexton Place

Condominiums Community Newsletter

April - June 2024

Edition

April 10, 2024 - Vol 2



Everyone is talking about ANTS!

Spring has sprung here at Sexton Place and unfortunately so have the ants. The association has increased exterior treatments to try and stay ahead of the intrusions. However, many of you are still experiencing interior ant issues. If you need interior treatment, you can call Western Pest Control for a discounted interior treatment. Please remember interior treatments are an owner's expense.

Western Exterminator (877) 257-4776

Looking for the Associations Master Policy?

It seems like we are all being asked by our homeowners insurance agent to provide us with the associations master policy. You can find this for free on the website for your community:

<https://www.SextonPlaceCondominiums.com>

What's New?

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Who to contact for interior treatment.

Insurance p 1

Where to find Policies

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Community Financial Reports



Next Board Meeting

Ever wonder where the HOA funds go?

Mark your calendars now to attend the next
Sexton Place Board of Directors Meeting!

April 23rd, 2024

Meeting will be held via Zoom.

Meetings start promptly at 6:00 pm.

A meeting reminder is emailed to all owners
the morning of the scheduled meeting

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

<https://www.SextonPlaceCondominiums.com>

For Everything You Need:

<https://www.SextonPlaceCondominiums.com>

Some things you will find:

- The previous board meeting minutes
- Have a rental? The Leasing Resolution is on the website.
- Selling information
- Insurance documents
- Governing Documents – Bylaws; Rules & Regulations
- Budgets & Reserves
- ARC form – Get approval before you remodel
- Owner information form – change your email, phone number, or address?
- Vehicle registration form
- Comments & Concerns Forms ADA Information
- The portal for paying your HOA dues
- Upcoming Meeting dates

HOUSE RULES REVIEW

Parking

Resident Parking:

- a. All Units within the Association have either a one-car or two-car garage. Every resident must park the number of vehicles within the garage that the garage was originally intended for (i.e. one car garage - 1 vehicle; tandem garage - 2 vehicles; side-by-side 2 car garage - 2 vehicles).
- b. If you have a full-size driveway, you must park your 1st or 2nd vehicle within your garage (depending on the size) and keep the 2nd, 3rd or 4th vehicle within your driveway.
- c. Residents may not park resident vehicles within any parking bay that is marked Guest and/or Visitor.
- d. Residents shall not park a vehicle sideways in front of garage doors, or in front of units that do not have full-size driveways.

Guest Parking:

- a. Guests may park on a first come, first serve basis in the open, uncovered parking spaces. Residents are strictly prohibited from parking their vehicles in the Guest Parking spaces.
- b. Any vehicle parked in an open, uncovered parking space shall be parked in a manner not to cause difficulty for residents to back out of their garage/carport.
- c. No guest vehicle may be parked in the same place within the Common Property for more than 48 consecutive hours.



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



**Sellers. Buyers.
Professional Management.
Community Manager**

Manager@FRESHSTARTof Oregon.com
503-319-5848 Cell-Text-MMS/SMS

Community Living Tips & Tricks Try to be a good neighbor!

Following the rules will help build a good relationship between you and your neighbors.

If you suspect your neighbors of ignoring the association guidelines, like parking illegally or creating noise violations, try not to jump to any conclusions. Instead try talking to your neighbor face-to-face before reporting them to your association. That might be the nicest and most simple fix.

Keeping open lines of communication between you and your neighbors is always a good idea. Also, don't hesitate to reach out to them and invite them to the HOA meetings.



Do you have Community Living tips or tricks?

Consider sharing your ideas in the next newsletter.

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

[Click on Comments & Concerns Form](#)





Privacy Fence Repairs

Does your privacy fence look like this?

Management needs to know about it.

Please Contact Management to request maintenance.

[Click on Comments & Concerns Form](#)

Financial Report Summary:

Financials as of 3/31/2024:

§ Total operating funds:	\$ 113,773.90	including pending EFTs
§ Total reserve funds:	\$ 452,638.20	including reserves interest
§ Total cash assets:	\$ 566,412.10	
§ Total YTD income:	\$ 88,385.93	including \$4,644.96 of Special Assessment Income
§ Total YTD expenses:	\$ 28,846.34	including \$0.00 of Reserve Expenses collected YTD.
§ Budget vs. Actual <u>Income</u> :	32.54%	
§ Budget vs. Actual Expenses:	10.78%	including 8.29% of Reserve Expenses paid year to date
§ Total delinquencies:	\$ 10,608.29	1 account 91+ days (In Collections)

