

# VAUX NEWSLETTER

SEPTEMBER 2009



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## SEPTEMBER 13TH SOCIAL EVENT IN THE COURTYARD

All residents are invited to attend the upcoming social in the courtyard, Sunday, September 13, 4 – 7 PM. A main dish will be provided by local restaurant Patanegra. Salads and desserts will be provided by resident volunteers. Please bring your own bottle of wine or another favorite beverage or volunteer to bring a salad or dessert.

At 5:30 PM, there will be a drawing for gifts or coupons generously donated by some of our local businesses!

### **Oxalis** 1824 NW 24<sup>th</sup> Avenue

Leslie and Holly have a unique boutique featuring lovely clothing, fanciful jewelry, unique art, plus home and personal accessories. A variety of plants are for sale in the back garden.

### **Dragonfly Coffee House** 2387 NW Thurman Street

Erin's comfortable coffee house features on-premises baking, including muffins, scones, cakes, cookies and gluten-free products. Oat waffles are served on weekends! A variety of sandwiches are fresh daily. Always great coffee drinks!

### **Diva Classic Style for Hair and Nails** 2383 NW Thurman Street

Lisa, Lizzy, Michelle and Paul are friendly and professional and work for your satisfaction. Individual haircuts and color and Lisa does perfect nails.

### **Minuteman Press Team** 2342 NW Thurman Street

Blaise and Ryan run a friendly, professional copy, fax, print, design, mail and marketing business. See them soon for excellent service.

### **J. Rollins Art of Framing** 2335A NW Savier Street

Joanne Rollins has a delightful frame shop which also features local pottery, jewelry and unusual gifts. She offers personal service for all of your picture framing needs.

A flyer with additional information was slipped under doors, August 31st. If you'd like contribute some food or help with set-up or cleanup, contact Barb Barwood at bbarwood@comcast.net or 503 227-1150. See you there!

## **GREAT TURNOUT AT JUNE SOCIAL**

Nearly 80 residents enjoyed a pleasant Sunday afternoon in the courtyard on June 30. Bob Harrington of Lee Davies served the wine, most of it generously donated by Lee Davies Real Estate. Deb Schumacher, of the Vaux's insurance team, gave a brief talk on condo insurance – what the Vaux covers and what you need to cover personally. Deb's handout will be available on the Newsletter page of our website. It was also nice to see Nathan and Kathy of CMI. Thank you to the Social Committee and everyone involved in making this event a success.

## VAUX'S SWIFTS

It's almost time for the annual arrival of thousands of Vaux's Swifts at nearby Chapman Elementary School's chimney. The awesome sight of these swirling, funneling tiny birds attracts thousands of people to our neighborhood every September. This phenomenon is the subject of an excellent local documentary "On the Wing" (<http://www.swiftsmovie.com/>), which premiered last fall, and several videos on YouTube.

On a related and maybe ironic note, our Vaux has been experiencing a problem with birds eating the berry-like red weather-proof reset buttons off of a large percentage of air condensers on the roof, disabling the reset function and potentially leading to expensive service calls for

individual units. At the August 24 meeting, the Board voted to have the 60 -some eaten buttons replaced and for all of the buttons to be painted black to hopefully make them less attractive to birds. Those owners will be charged back the cost of the repair, which is expected to be approximately \$65. The vendor will provide CMI with a list of unit numbers to which repairs have been made. This is in comparison to an owner having to make this repair individually, which was quoted as being \$125-\$150. The Association Board hopes the affected owners will recognize the savings they are experiencing by having this repair work done "in bulk".



## AMERICAN HEATING MAINTENANCE OF INDIVIDUAL UNITS

It is important to remember that maintenance of individual unit heating/cooling systems is the responsibility of the unit owner. Following the manufacturers scheduled maintenance requirements of your condominium unit is vital for efficient, long-term operation and your comfort.

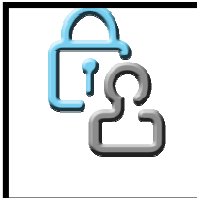
American Heating provides an annual service contract with two maintenance visits, usually March and September. The service program includes installing replacement air filters,

inspecting control contactors, starters, relays, electrical connections, condenser and evaporator coils, checking and clearing the condensate drain line, lubricating required moving parts, and inspecting and verifying operation of safety controls.

The Board encourages participation in this service program, though it is voluntary. The American Heating contract is available online on the Vaux website, click on "Notices" and scroll down.

## ACCESS DEVICE AUDIT UPDATE

All units have now responded to the request for information on their entry devices. 77 fobs (in the possession of residents) have code numbers on them that are unreadable. The Board voted at the August 24 Board meeting to have CMI replace these fobs, then deactivate all fobs that are not known to be in the possession of those who responded. This will complete CMI's tracking of all fobs in use, improving security in our buildings.



## STORAGE GUIDELINES

Reminder: Due to the City of Portland fire codes, propane is not allowed in condos. If there were a fire, they combust and put fire fighters at great risk and accelerate the fire. Electric grills & briquettes are allowed. 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 GUIDELINES (CONTINUED)

storage of any kind shall be permitted on the balconies or patios located adjacent to or above 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 patio or balcony or overhang the patio balcony railing. “



## “LEVERAGE” AT THE VAUX

The TNT show “Leverage” filmed part of an episode at the Vaux on June 17th featuring an explosion at the Sales Office! This episode, “The Two Live Crew Job” aired Wednesday, August 26 on TNT. Season 2 Leverage episodes can be seen on the web (<http://www.tnt.tv/series/leverage/>), although it usually takes a few days for the latest episode to become available on the TNT website. The show’s second season is being filmed in Portland with many local residents as extras, so it’s fun to try to identify familiar sights and faces as you watch.

## NEARLY SOLD OUT

Exceptional in these economic times, all but two of the “original” Vaux units have now been sold! According to Bob Harrington, only units 127 (1bdr/1ba, \$299,000) and 100 (the Sales Office, 2 bdr/2ba, \$449,000) remain on the market through Lee Davies. Many of us will miss the presence of Bob Harrington and others from Lee Davies when the Sales Office closes at the end of the summer.



## BICYCLE STORAGE

There is currently a waiting list for brackets in the bike storage rooms. To add your name to the waiting list, please fill out the form on the Bike Committee page of our HOA website and submit it to Nathan at CMI. He will forward your form to the Vaux Bike Committee volunteers who will add your name to the waiting list.



## 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.”)

## 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 Directors via CMI to rent your unit.

## YOUR COMMUNITY WEBSITE



<http://hoa.thevaux.com>

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 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 above. click on "the Vaux Home", then "Contact", then "Homeowners", then "e-mail" link in the left column.

## MOVING PROCEDURES

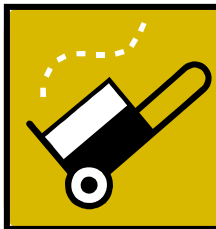
**Scheduling of Move** To schedule a move, call or e-mail the On-Site Manager or CMI fourteen (14) days prior to your requested date to ensure at least one elevator is available. Only one move in the building is allowed per day. Moves may be scheduled between 8 a.m. and 5 p.m. daily.

### Move Fees

Move In Fee: \$200.00  
Move Out Fee: \$200.00

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. If a move occurs without the appropriate notice to the management, the owner's account will be billed. Ultimately, the Owner of Record is responsible for payment of the fee, however, the moving policy applies to owners and tenants.

\*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 move.



**Parking Options** Parking permits should be obtained from the city at a minimum of two days prior to the move. Parking meter hoods can be purchased from the City of Portland, Permit Center, 503-823-7365.

**Monitoring** Pacific Patrol Security Services (formerly Portland Patrol) will 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 will not fit in the containers, owners must contact the On-Site Manager to arrange for a special pick-up at their own expense.

**Damage to Building and Common Areas**—The Owner of Record is responsible to the HOA for damage to the building and common areas which may be caused by the move.

## DON'T FORGET

The next board meeting will be Monday, October 26th at 6PM at the Holiday Inn Express, 2333 NW Vaughn Street. All owners are encouraged to attend.

