



Volume 5, Issue 1

Winter 2011

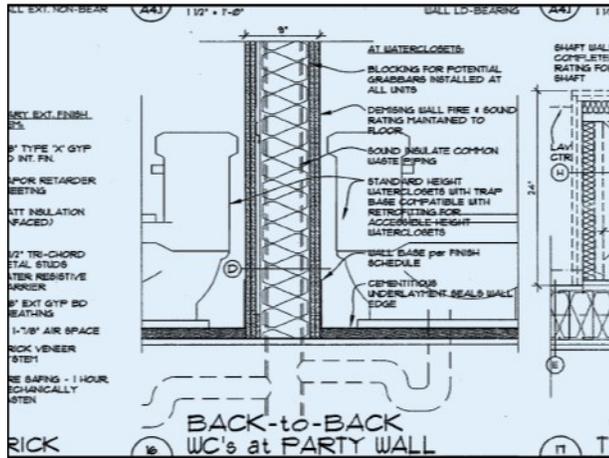
What We're Made Of @ The Vaux

Our home is a solid and imposing structure, and although contemporary in style, it appears to continue a venerable Portland tradition of brick and mortar construction. Indeed, CMI representatives assure us that we have one of the very best buildings they manage, and they observe with a broad and skeptical perspective.

But The Vaux is not made of brick. What a shock. Instead, it's concrete, steel, aluminum, wood, glass, plastic, and various kinds of paper, nicely encased in brick veneer and composite paneling called Parklex.

The architect, Ankrom Moisan, and the builders, Trammell Crow Residential, aimed for contemporary aesthetic appeal, graceful utility, strength, fire resistance, weatherproofing, and sound suppression. How did they specify these requirements? Especially interesting to the residents of 144 separate units, what is the material basis of privacy within our larger community?

Plans for The Vaux are available online at the Association web site. Browsing through them



Planning for Privacy

reveals some of the secrets. Walls are insulated, electrical switch boxes are carefully offset to prevent sound transmission, walls between units are covered with two layers of drywall. Floors are multi-layered sandwiches of finished flooring, a “cementitious underlayment,” (gypcrete), “quiet-walk underlay,” and “Acoustimat II” sound control fabric on plywood decking.

(continued on page 4)

Snow @ The Vaux

The Vaux is slightly nearer the north pole than the equator. At 45° 31' N, it sits at about the same latitude as Montreal, Canada. In spite of the mitigating influence of the Pacific Ocean, this means snow in winter. This year we got off easy. A few flurries, and two instances where snow thinly covered the ground for a few hours. But the lack of regular storms means that Portland has



A Snowball Grows in Portland

little equipment to deal with the stuff when it arrives. Be cautious trudging through snow, ice, or just plain rain — footing can be surprisingly slippery, and visibility is dangerously reduced. Wear light clothes on dark days, and bits of reflective tape if possible. Be very careful driving, especially in the hills. Watch out for pedestrians looming out of the gloom!

THE VAUX HOA BOARD OF DIRECTORS

HAL BARWOOD

Chairman
halbarwood@comcast.net

SARA BURTON

Secretary
sara@girlscoutlocations.com

BILL MEYER

Treasurer
bmeyer@investwithstrategic.com

SASHA WELFORD

Director
sasha@debbiethomas.com

LARRY EMERY

Director
emery.larry@gmail.com

COMMUNITY MANAGEMENT, INC.

2105 SE 9th Avenue
Portland OR 97214
503 233 0300
www.communitymgt.com

NANCY LA VOIE

Community Manager
503 445 1102
nancy@communitymgt.com

ANGELINA KUZMENKO

Community Administrator
503 445 1110
angelinak@communitymgt.com

KATHY SWEET

Onsite Porter
503 710 0993 (mobile)
503 241 7859 (office)
thevaux@communitymgt.com

CMI AFTER HOURS & EMERGENCIES

503 233 0300

The Vaux Board of Directors @ Work

Six times a year the Board of Directors of The Vaux Owners Association meet to set condo policies, thrash out problems, and spend our HOA fees on (hopefully) useful projects and important repairs.

This winter the Board decided to investigate storage opportunities in open areas of the garage, sign up for training on opening our garage gates during a power outage, and continue efforts to find good plants for our lobbies.

The Board also requested that anyone who would like to serve on our Architectural Review Committee please come forward. As always, The Vaux needs volunteers.

As winter ended the HOA held its annual meeting. Bill Meyer agreed to serve another term, which means our budget continues in



Board Members Grant Shaffer, Sara Burton, Bill Meyer, Hal Barwood, Sasha Welford, and CMI 's Nancy LaVoie

good hands, but Grant Shaffer decided not to continue. Larry Emery, our former Board Chairman, was nominated to fill the empty slot, and agreed to re-join the Board for another two years. Thanks to Grant for his attention to detail and hard work on our behalf, and thanks to Bill and Larry for their willingness to extend their service.



Mr. Emery and Mr. Meyer re-up

Arrivals @ The Vaux

The population of The Vaux continues to evolve. During the past few months several new faces have arrived in our halls. Welcome to our new residents:

- ▶ Judy Stafford, Unit #103
- ▶ Ethan Huggins, Unit #129
- ▶ Maya Weinstein, Unit #203
- ▶ Mary Brooks & Mark Landa, Unit #238

- ▶ Diana Nicholas, Unit #305
- ▶ Kathleen Tellier, Unit #315
- ▶ Corey Woodson, Unit #316
- ▶ Tom Hiester, Unit #324
- ▶ Lee and Susan Marshall, Unit #408
- ▶ Mathew Misch and Barbara Sleezer, Unit #416

Repairs @ The Vaux

The Vaux grunted and groaned during the winter months. Here are some of the most significant problems and highlights:

- ▶ Several gas leaks were reported during the winter, one of them causing a temporary shutoff to the entire Raleigh building. The number of leaks since The Vaux opened for occupancy is now well above average for comparable condos. As a result the Board has ordered an evaluation of the gas connectors in condos throughout both buildings. Depending on the findings, this may necessitate repairs in all 144 units. Stay tuned.

- ▶ A January power outage demonstrated that our backup system still doesn't keep our fobs or garage gate operating. A fix is underway.
- ▶ On a much brighter note, our stairwell lighting project was completed, reducing public area power usage by another 1000 watts.
- ▶ Finally, Metro, our security provider, doctored the courtyard gate locks, and they now open immediately from inside when the push bars are pressed.

CALENDAR OF EVENTS

BOARD MEETING

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

SUMMER SOCIAL

Wine & Beer & Snacks
June
Courtyard
Details to follow

Details @ The Vaux

Board members and residents have suggested tips for living within our rules at The Vaux, all based on real experience. Here's the latest list, along with some repeat reminders:

- ▶ CMI occasionally mails notices of vital interest to residents. If you are not already on the list, please send your e-mail address to CMI for timely and spam-free information on important events at The Vaux.
- ▶ Consider giving a trusted neighbor a key to your unit. It's no fun to be locked out, and sometimes it's important to allow access when you're away.
- ▶ Water feature lights are loved by some and hated by others. As a compromise, we're extinguishing them at 11PM at the request of nearby sleepers. If you have opinions on this topic, please let the Board know.
- ▶ Please drive slowly in our garage. Think of it as a boat harbor with *Dead Slow* rules. What could be more embarrassing than a collision with one of your neighbors?
- ▶ Remember that your parking space is a "limited common element" for motorized vehicles only. Other items will be tagged and removed.
- ▶ Car washing is not permitted in our garage.



This Is a No-No

- ▶ Never let people into our buildings unless you're sure they belong here. If you feel awkward simply say, "I'm sorry, I don't recognize you."
- ▶ Bicycles that are not in good working order may not be stored by attaching them to the sidewalk stanchions adjacent to our buildings. After thirty days they will be tagged, removed, and donated.
- ▶ No bags of any kind are allowed in the glass-only recycling bins.
- ▶ The courtyard and its water features are not a playground, for children or pets. Dogs, cats, and kids must all be supervised by adults.
- ▶ Clean up all pet waste. Everywhere, according to Oregon law, but especially in our courtyard.
- ▶ Clean up all spills and accidents wherever they occur within the bounds of our condo. (Seems obvious and civilized — but this tip is prompted by vomit seen in the garage.)
- ▶ Please take care not to trample the Oregon grape bushes planted around the street trees on Savier & Raleigh. Once crushed, they struggle to make a comeback.

New Plants @ The Landscape

During the fall and early winter The Vaux landscaping got its first revision since the condo opened. Less Oregon grape, more camellias, more vinca beds, lavender bushes for summer color, plus a general streamlining. Changes



Lavender Waiting to Bloom

were planned and supervised by our own landscape architect, Dirk Jongejan, and carried to completion by the gardeners from Dennis Seven Dees.

New Neighbors @ Con-way

Developer Mill Creek Residential Trust has proposed a new apartment complex to be known as *Savier Flats* at NW Savier & 23rd on two parcels: the larger building where Con-way now has a parking lot, and a smaller building behind McMenamins Tavern. Designed by SERA Architects, Inc., ground-breaking is expected in late summer, 2011. When completed

it will offer 179 rental units and first-floor retail space at market rates, enlarging the residential population of the north end of the 23rd Avenue corridor considerably. Get ready for tighter parking around The Vaux, however; just 130 parking places are in the plans.



Savier Flats looking east from Besaw's

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

Winter Holidays @ The Vaux

To celebrate the winter solstice and ward off thoughts of grim weather to come, the Vaux Social Committee held a soiree in the warm comfort of the Raleigh building lobby on December 12th. Approximately 30 residents gathered for drinks and snacks provided again by

Umpqua Bank and Food Front. Thanks to all those who helped and attended, especially Pam Farkas, Dagny Hooke, Alice & Ron Kinley, and their leader, Barbara Barwood.



What We're Made Of (continued)

The result, as we all know, is good rather than perfect. These materials have another useful role as well: to effectively retard the spread of a fire.

What about those outer surfaces? The brick and Parklex veneers are simply "rain screens" for the sheathing and wrapping layers beneath that actually keep our condo weatherproof.

So the building "envelope" is a sturdy edifice, safe, protective, built to last. When problems arise, as they do now and then, CMI, with Board oversight, remedies them for all of us.

Within our units, however, residents are responsible for safe operation and maintenance. Here are some pointers to keep everything running right:

- ▶ Be careful with gas. Appliances have been known to spring leaks. If you smell gas, and there's no obvious source or quick fix (think stove and fireplace), call NW Natural and CMI immediately.
- ▶ When you leave for more than a long weekend, turn off your ice maker and empty the container. A power failure could dump water all over the floor.
- ▶ At the same time, turn off the water supply to your clothes washer. A hose failure could inundate your unit, causing very expensive damage, plus liability for repairs to your own and neighboring units.
- ▶ Inspect showers and tubs for proper caulking. Even a slow leak can grow hidden mold, potentially causing another costly disaster and incurred liabilities.

- ▶ Resist the temptation to wet mop your hardwood floors. Warps and bulges can result.
- ▶ Heating and cooling systems (HVAC) are not bulletproof. It's a good idea to have them



The Vaux under construction — where 's the brick?

inspected at regular intervals. Dust is inevitable, so change your air filter every six months. A small leak in your rooftop compressor is no problem, but if it becomes serious it could mean removing and re-charging the coolant, a very expensive proposition.

- ▶ American Heating offers twice yearly HVAC inspections to owners at modest cost. You can reach them here:
 - 503 239 4600
- ▶ Service for Whirlpool appliances can be located on the company web site here:
 - www.whirlpool.com/custserv/index.jsp

Now @ You

As always, *Now @ The Vaux* could use some help. If you have stories you'd like to contribute, tips for better living @ The Vaux, or suggestions for articles you think other residents

might like to read, please contact your editor. That's me...

—Hal Barwood