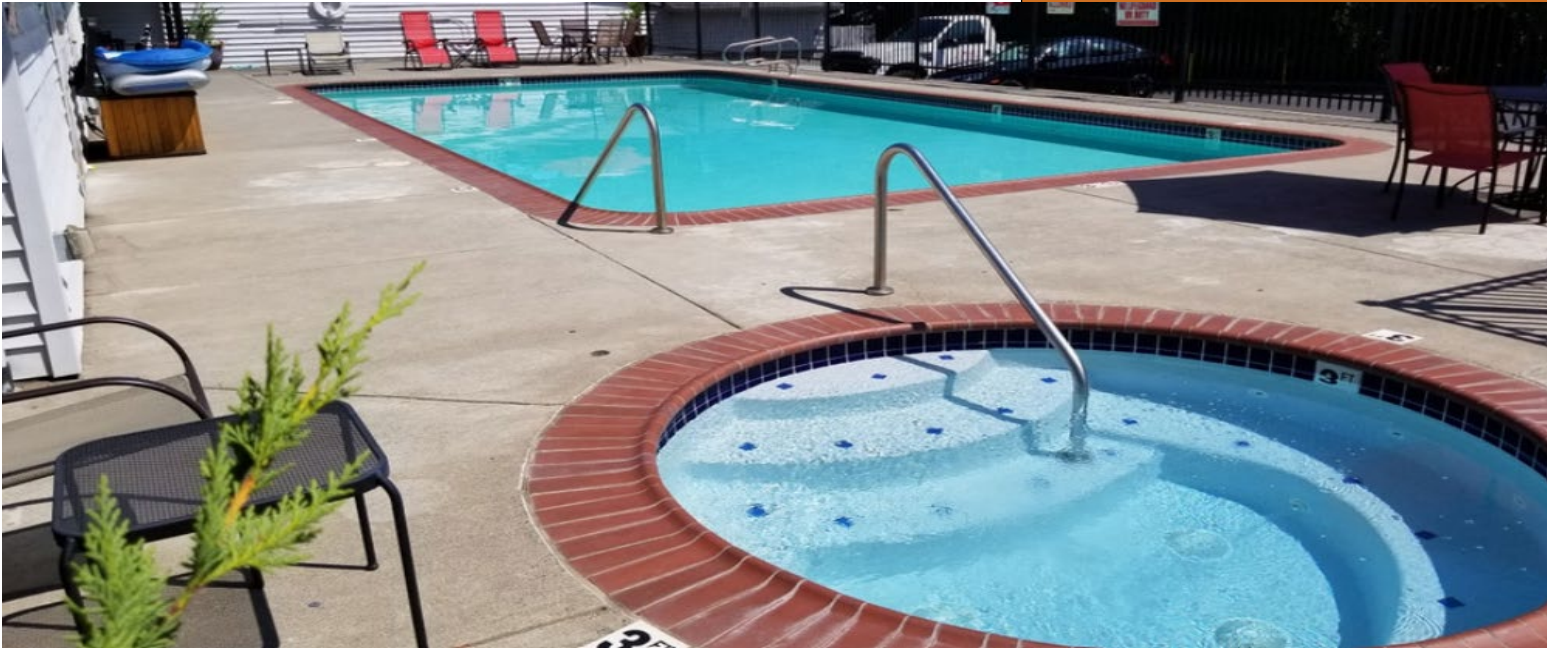


SUNSHINE CREEK

Condominium Community Newsletter

Summer 2023 Edition
June 6, 2023 - Vol 1



Pool Season 2023 is Here!!

1. The Pool & Spa opened Memorial Day weekend & will remain open through Labor Day (Sept 4th)
2. Hours: 10:00 a.m.~10:00 p.m.
3. No disposable diapers are allowed in the pool area. Plastic pants and swim diapers are acceptable. Diapers are not to be disposed of in or around the pool & spa area, or in the clubhouse, or rest rooms.
4. **NO FOOD OR SNACKS IN THE POOL & SPA AREA.** Soft drinks must be in plastic containers or cans. **NO GLASS ALLOWED.**
5. No Alcohol is allowed. No persons under the influence of alcohol or drugs shall be permitted in the pool & spa area under any condition.
6. **NO HORSE PLAY, RUNNING, YELLING, JUMPING OR DIVING ALLOWED.**
7. Radios are permitted but must be kept at a low volume as not to interfere with other residents' enjoyment of the facilities. Earphones are encouraged.
8. Residents & guests under the age of 14 must be under the direct supervision of a resident 18 years or older.
9. **Children under the age of 5 are not allowed in the spa under any circumstance.**
10. No lifeguard on duty. Swim or soak at your own risk.
11. **NO PETS ALLOWED.**
12. Report any broken or malfunctioning equipment to Management.

Thank you for your cooperation!
We hope you enjoy a fun and safe pool season

What's New?

Pool Opened p 1
Pool & Spa Rules

Upcoming Meetings, p 2
Board of Directors Meeting Schedule

Committees, p 2
Volunteer Opportunities

Project News, p 2
Improvements around the Community

New Forms, p 2
A form to report issues & requests

Financial Summary p 3
January Financial Data

Owner & Resident Info, p 3
Reminders, Info & Events

Our Website, p 3
What's on the webpage?

The Newsletter, p 4
Contribute Articles to upcoming Newsletters

FRESH START Real Estate, Inc., p 4
Introduction & Info

Owner's Portal, p 4
Link & Info

Tips & Tricks, p 4
Link & Info



Community Project News

The Front Entry to the Community was updated! Be sure to stroll over and take a look at the new landscaping and plants.

NEW Siding elevations at units 21-26, 50 & 54 have been completed and work on other areas has begun.

Carpport light fixtures are being updated to LED as they go out.

Exterior Dryer Vent Cleanings are performed as needed. Please report any vents you notice that need attention.

Carpenter Ants around Unit 46 were reported to Western Exterminator. If you see evidence of carpenter Ants on the outside of the buildings please report it right away. Carpenter ants are a favorite treat for Woodpeckers! Owners are responsible for interior treatments if needed.

Community Powerwashing Project is completed., the buildings, sidewalks and exterior concrete entryways have all been cleaned.

Fire Alarms outside have been tested and all are in good working order.

Monthly Maintenance & Cleaning include the fitness room, clubhouse, pool and spa, community lighting, grounds maintenance among other tasks.

Dumpster Reminders. All items must go inside the dumpsters and the lids must be closed at all times. Nothing can be left on the ground or on top of dumpsters. Recycling must be sorted according to the signage in the recycling areas.

June 21, 2023

Board of Directors Meeting

Do you want to know what's going on at Sunshine Creek?

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, June 21, 2023

Meetings are held at 5:00 pm via Zoom. Invitations are sent to owners by email the morning of the scheduled meeting

Notice of Upcoming Board meetings can now be found on the front page of the website.

Committees Need You!

Committees are a great way to get involved in your community

All of the committees at Sunshine Creek are ready to welcome new members.

Pool Readings Committee

Take readings of the pool chemicals on scheduled days throughout the season.

Flower Care Committee

Water the flowerpots around the west clubhouse entry

To volunteer for one of our current committees, raise your hand during the Owner's Forum at the next Board Meeting

Or

Submit a Comments & Concerns Form, which will be forwarded to the committee of your choice.

[Click on Comments & Concerns Form](#)

Have an idea for a committee you'd like to start? Come to the Board of Directors meeting and present your idea!

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 Barbeques and similar equipment are strictly prohibited on decks, patios, walkways, and in common areas. There is a designated barbeque area next to the Clubhouse, which is the only place barbeques and similar equipment are permitted.

Vehicle Registration All vehicles must be registered with the Association. Vehicle registrations will be updated annually. All Owners will be 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 tenants vehicles as well.

Lost E-Card? Contact Management to get a replacement card for a fee of \$50.00.

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

Have you been to our website?
<https://www.sunshinecreekcondos.com/>

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:	\$ 58,547.54	including pending EFTs
§ Total reserve funds:	\$ 223,366.41	including reserves interest
§ Total cash assets:	\$ 281,913.95	
§ Total YTD income:	\$ 74,663.68	
§ Total YTD expenses:	\$ 68,246.16	including \$19,081.06 of Reserve Expenses
§ Budget vs. Actual <u>Income</u> :	41.56%	collected YTD.
§ Budget vs. Actual <u>Expenses</u> :	31.46%	including 26.17% of Reserve Expenses paid year to Date
§ Total delinquencies:	\$ 0.00	0 accounts 91+ days; 0 accounts 61-90 days; 0 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.

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

**Owner's Portal**  
Step into your Portal to manage your Association dues and payments, request maintenance, and many other features!

**[Click Here for Owner's Portal](#)**

**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.

