

Sunshine Creek

Condominium Community Newsletter

April - June 2024
Edition
April 26, 2024 - Vol 2



Everyone is talking about ANTS!

Spring has sprung here at Sunshine Creek 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 Exterminator 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.SunshineCreekCondos.com>

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Are for the rats



Next Board Meeting

Ever wonder where the HOA funds go?

Mark your calendars now to attend the next Sunshine Creek Board of Directors Meeting!

May 16th, 2024

Meeting will be held in the clubhouse.

Meetings start promptly at 5:00 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.SunshineCreekCondos.com>

For Everything You Need:

<https://www.SunshineCreekCondos.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
- ...And MORE!

HOUSE RULES REVIEW

Pool Season 2024 is almost Here!!

Official Pool & Spa Rules & Regulations

- a. The pool and spa are open from Memorial Day through Labor Day by the Board of Directors. Hours: 10:00 a.m. to 10:00 p.m. Times and dates may be otherwise changed at the discretion of the Board of Directors.
- b. Residents and guests shall abide by all posted signs in and around the pool and spa area AT ALL TIMES. Video and audio recordings may be in progress at various times.
- c. No lifeguard is on duty. Swim or soak at your own risk.
- d. No offensive activity or offensive apparel is allowed. The Association and/or Management shall have sole discretion to determine what is offensive.
- e. Residents (including minors) are allowed **no more than two guests** per unit at any one time. **An Owner or registered Resident must be present at all times whenever guests are present in the pool/spa area.**
- f. No disposable diapers allowed. Plastic pants and swim diapers are acceptable. Diapers are not to be disposed of in or around the pool and spa area, or in the clubhouse, fitness room, or rest rooms.
- g. **NO FOOD OR SNACKS IN THE POOL & SPA AREA under any circumstance.** Soft drinks must be in plastic containers or cans. **NO GLASS ALLOWED.** Any spillage must be thoroughly rinsed from the ground to prevent insect and rodent activity.
- h. No Alcohol is allowed. No persons *under the influence of alcohol or drugs* shall be permitted in the pool & spa area under any condition.
- i. NO PETS ALLOWED.
- j. **NO HORSE PLAY, RUNNING, YELLING, JUMPING OR DIVING ALLOWED.**
- k. No offensive language.
- l. Radios and cell phones are permitted but must be kept at a low volume as not to interfere with other residents' enjoyment of the facilities.
- m. Residents and guests under the age of 14 must be under the direct supervision of an Owner or registered Resident 18 years of age or older.
- n. Children under the age of 5 are not allowed in the spa at any time (including sitting with feet in the water)
- o. Violations of Pool & Spa policies are subject to a fine of \$100 per incident. Continued violations are subject to incremental increases in the fine with each incident.

Report any broken or malfunctioning equipment to Management.

Thank you for your cooperation!

We hope you enjoy a fun and safe pool season



Your Management Team:



What Sets Us Apart

- We are a boutique, family-owned, and operated company. Experience our unwavering commitment to quality service for all your HOA and real estate needs.
- Our company has been managing in the Beaverton area for more than 20 years, giving us an unparalleled level of training and experience. We specialize in condominium associations, choosing to focus on those properties rather than spreading ourselves too thin and managing a lot of different properties and portfolios. We manage communities like yours, and we do it effectively.
- We also help our owners with their investments and real estate needs. As investors ourselves, this gives us a unique perspective that matches your own.

Put your most expensive investment in the hands of the most qualified and experienced company.

Contact FRESH START Real Estate & Property Management for more information.

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

Manager@FRESHSTARTofOregon.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.

Reminder of Animal Policies: All dogs must be on a leash when outside at any time and are never allowed anywhere outside without its owner in attendance. Animals cannot be left alone on patios or decks and their food cannot be left outside.

If you have an animal, it is your absolute duty and responsibility to pick up their waste immediately and dispose of it in a sanitary manner. No matter how bad the weather may be or how busy or sick you may be, no animal is ever to be allowed outside alone or off leash to relieve itself or for any reason.

If you suspect your neighbors of ignoring the association guidelines, like allowing their animal to run loose, 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.

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## 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](#)





## Rats Love Bird Feeders!

Birds aren't the only ones attracted to bird feeders.

Seeded bird feeders are not allowed because they attract Rats!! No one wants a rat infestation in their walls and crawl spaces.

Please remove any seeded bird feeders you may have and report any that you see to management.

[Click on Comments & Concerns Form](#)

Hummingbird feeders are allowed. Please enjoy watching them.

## Financial Report Summary:

Financials as of 3/31/2024:

|                                       |                      |                                                                                |
|---------------------------------------|----------------------|--------------------------------------------------------------------------------|
| § Total operating funds:              | <b>\$ 41,812.16</b>  | including pending EFTs                                                         |
| § Total reserve funds:                | <b>\$ 234,727.95</b> | including reserves interest                                                    |
| § Total cash assets:                  | <b>\$ 276,540.11</b> |                                                                                |
| § Total YTD income:                   | <b>\$ 58,125.17</b>  |                                                                                |
| § Total YTD expenses:                 | <b>\$ 46,598.42</b>  | including <b>\$2,430.00</b> of Reserve Expenses collected YTD.                 |
| § Budget vs. Actual <u>Income</u> :   | <b>32.54%</b>        |                                                                                |
| § Budget vs. Actual <u>Expenses</u> : | <b>20.51%</b>        | including <b>4.45%</b> of Reserve Expenses paid year to date                   |
| § Total delinquencies:                | <b>\$ 1,244.80</b>   | <b>0 accounts 91+ days; 1 account 61-90 days; &amp; 0 accounts 31-60 days.</b> |

**SPECIAL ASSESSMENT UPDATE!** The Special Assessment will be fully paid off by the end of May for all current accounts. (Those who fell behind may still have payments due)

