



HOA ADMINISTRATION

Northwest West, Inc.

762 Ave G

Seaside, OR 97138

nwwinc@hotmail.com

(503) 738-3480

Attn: Karen Grinstead

www.millpondastoria.com

October 3, 2024

To: Mill Pond Village Owners

From: Mill Pond Village Board of Directors

Welcome to Fall in Mill Pond and thanks to Maggie Gibson for these latest photos!



PEOPLE AND EVENTS

New Owners:

Lot 10 – Nancy Harrowitz & August Watters, 210 23rd Street, August 2024

Lot 55 – Suzanne Fillpot, 255 29th Street, August 2024

BOARD CHANGES

We had a Board member resign, leaving a vacancy until their term was up for re-election next June. Don Damstetter was appointed by the Board to fill the vacant position. With this appointment, some Board roles have been changed. Britta Herwig is now the Chair of the Landscape Committee and Don Damstetter is the new Architectural Committee Chair.

NEW FEDERAL SUBMISSION REQUIREMENTS FOR HOAs

Our HOA will need to submit our first filing under Corporate Transparency Act (CTA) **before** January 1, 2025. This is a new federal law to increase transparency in corporate structures by requiring certain entities to report beneficial ownership information. Specifically, this act is part of a broader effort to combat money laundering, terrorism financing, and other illicit activities.

Unfortunately, HOAs and condominium associations are not exempt from these filing requirements, if the HOA/Association filed their documents with the Secretary of State and thus, we are a registered domestic reporting company. The filing requirement is to report the legal name and tax id number of our HOA. In addition, as Board members “control” the operations of the HOA, each Board member will be included in the filing with their respective name, date of birth, address, driver’s license or passport number and a copy of the document submitted with the filing. The filed information will not be available for perusal by the public. Should we choose not to file, the fine can be \$500 per day.

Should anyone wish to read further about this filing requirement, we are providing one such link that may provide more information: [The Corporate Transparency Act And HOAs | HOAM \(hoamanagement.com\)](https://www.hoamanagement.com/the-corporate-transparency-act-and-hoas)

MILL POND LANDSCAPING COMMITTEE UPDATE – BRITTA HERWIG, LANDSCAPE CHAIR

As another growing season comes to a close, we look back and are pleased to report many positive comments received on the overall Mill Pond landscapes as very colorful, a great place to walk, very photogenic, well kept, and so green and restful. We should all be proud of our combined efforts to beautify our neighborhood.

The landscape committee will continue to manage the common area plantings and we hope to add more plants in October. We look forward to a season of rest and rain before embarking on another great year in 2025. As always, please share any thoughts, comments or suggestions with the committee via the Kudos and Concerns form on our website under the News and Feedback tab. [HOME | Mill Pond Village OA \(millpondastoria.com\)](https://www.millpondastoria.com)

MILL POND ARCHITECTURAL COMMITTEE UPDATE – DON DAMSTETTER, ARCHITECTURAL CHAIR

I look forward to working with the HOA leadership, the Architectural Committee and the Mill Pond homeowners to keep our neighborhood looking good. If anyone has a question related to the Architectural Committee, do not hesitate to reach out and contact me via email at donalddam67@gmail.com.

MILL POND FINANCE UPDATE – LORELEI GURULE, TREASURER

As we are nearing the end of the year, I'm happy to report we are coming in under budget. However, that is because we haven't spent money set aside for any landscaping major repairs nor have we used any money on the replacement of the pergola. One of my goals was to work on collecting outstanding debt. This was achieved thru filing of liens and initiating a foreclosure process to collect some of the funds due our HOA. I've also sent payment reminders and received some responses as well as payments in return. I will continue to monitor our monthly spreadsheets to stay on top of the Financials.

ELECTRONIC VS PAPER NEWSLETTERS

If you are receiving this newsletter via e-mail and would prefer receiving paper versions of this and future newsletters, please contact Cheryl Storey at castoria74@gmail.com.

Next HOA Board Meeting will be held on Saturday, November 2nd at 9:00am.

CURRENT BOARD CONTACT INFO

Cheryl Storey, Chair
CAstoria74@gmail.com
(503) 329-1694

Lorelei Gurule, Treasurer
gurulecatmaster@aol.com
(505) 263-7983

Britta Herwig, Landscape Chair
b.herwig@gmail.com
(303) 807-6900

Frank Betzer, Secretary
fbetzer15@gmail.com
(971) 645-2306

Don Damstetter, Architectural Chair
donalddam67@gmail.com
(703) 474-5047

MILL POND VILLAGE PLATTE MAP

Triangle next to Lot 42 is railroad round

Parade Grounds in BLUE (rectangle area)



Large white area between Steam Whistle Way and Marine Drive are Lots 144 (Astoria Co-Op) and 145 (currently vacant)