

**HOA ADMINISTRATION**

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To: Mill Pond Village Owners

From: Mill Pond Village Board of Directors

What wonderful weather we are having this summer! Let's hope the nice weather continues into the fall.

**PEOPLE AND EVENTS**

Astoria Uppertown and Business Community (AUBA): Ryan Blum is a member of AUBA and attends their meetings. AUBA has requested \$40,000 from the City of Astoria for their annual operating budget. Historic Uppertown District signs from ODOT are on order and will be placed around the district. AUBA is working to expand Uppertown's boundaries from 18th to Tongue Point at Liberty Lane. Their next big event is a Christmas Trolley & Storytime Theater to be held December 16<sup>th</sup> and 17<sup>th</sup>. AUBA's next meeting will take place on September 28th from 6-7pm in the Event Space on Pier 39.

Assistance League of the Columbia Pacific (ALCP): Want to help local school children? Check out ALCP, a thrifty non-profit group that raises money (lots of it) and works with school counselors and DHS to help children that need clothes, shoes, funds for school fees, scholarships and more. All public schools in Clatsop County and Naselle area are included. Over 100 ALCP members put on the *Home & Chef Tours* each year. Want to learn more? Ask Judith Huck at 503-936-6661.

<https://www.assistanceleague.org/the-columbia-pacific/>

**MILL POND LANDSCAPE COMMITTEE UPDATE – JOHN KIRK, CHAIR**

John Kirk is our new Landscape Committee Chair. Others on the landscape committee include Britta Herwig, Darlene Houser, Lavonne Carnera and Nancy Sweet, all of whom have a depth of knowledge on plants and landscaping.

Our website includes landscaping information, such as Landscape Guidelines, Example Landscape Plan, and a Recommended Plant List on this webpage:

<https://www.millpondastoria.com/applications-guidelines>

The Landscape Committee is planning to include in the next newsletter(s) tips for fall pruning, which is the best time to trim plants as they become dormant through the winter.

Questions? Kudos? Concerns? Let us know via the **LANDSCAPE KUDOS & CONCERNS FORM** on the HOA website at: <https://www.millpondastoria.com/landscaping-feedback-form>.

#### **ARCHITECTURAL COMMITTEE UPDATE – RYAN BLUM, CHAIR**

**Summer Repairs:** A number of homes are undergoing maintenance and repairs. A reminder that if you plan to make repairs on the exterior of your house and/or repaint it, please submit the appropriate application to the Architectural Committee, both of which are available on this page of our website <https://www.millpondastoria.com/applications-guidelines>.

**Pergola:** We are moving forward on a new pergola structure to replace the failing wooden structure in Pergola Park. Please refer to past newsletters on our website for more information on the pergola structure. We just received structural drawings with specifications from an engineering firm and will be submitting the drawings to metal fabrication vendors to obtain a bid. As we've mentioned previously, we are moving from a wooden structure to a metal structure due to increased life span of metal vs wood, which will save the HOA money (and similarly, owners' monies) as we do not want to incur ongoing costs of building and maintenance of a wooden structure. We recently came across vendor bids/invoices related to pergola maintenance from 2007/2008 and it was costly back then to have the pergola re-stained and maintained. As far as we know, the current pergola has had at least two roofs, one of which was replaced around 10-15 years ago. We have been informed the second roof blew off in a storm and is now laying at the bottom of our beloved Mill Pond. Note that a roof was necessary to cover the very large timber pergola roof as the beams were too large for pressure treatment.

Past newsletters can be found on our website at: <https://www.millpondastoria.com/newsletters>

#### **EXTERIOR COLOR STAIN/PAINT COLORS EXPANDED**

The Architectural Committee has continued to work on expanding approved Exterior color palettes on Mill Pond homes. The expanded guidelines can be found at this website link:

<https://www.millpondastoria.com/applications-guidelines>

#### **PARKING WITHIN MILL POND**

Traffic and parking are an ongoing issue within Mill Pond. The streets within Mill Pond are city streets and as such, anyone is allowed to park on the streets in our neighborhood. However, our Architectural Guidelines do specify what cannot be parked on the street, which are consistent with the City of Astoria guidelines. Below is an excerpt from Page 23 of our Architectural Guidelines:

- No parking on any street shall be allowed of any horse, travel, boat, car service, camping van or camping trailer, commercial tractor-trailer or inoperable motor vehicle.
- Boats, trailers, buses, motor homes, commercial vehicles and trucks larger than one ton capacity, recreational vehicles, disabled vehicles or other similar vehicles shall not be stored on any lot in a position where the vehicles(s) will be visible from the street. No vehicle shall exceed 25 feet in length.

Overnight camping is not allowed in our development. If you notice people camping overnight in our neighborhood, please call the Astoria Police Non-Emergency Dispatch (503-325-4411) to report the situation, including vehicle description and license plate, if available.

#### **NOISE ORDINANCES**

We've had questions regarding noise levels over the past few years. The City of Astoria's Development Code has a noise ordinance at Section 5.025. The link is below and we've excerpted the section and included on the last page of this newsletter.

[https://astoria.municipalcodeonline.com/book?type=ordinances#name=5.025\\_Unnecessary\\_Noise](https://astoria.municipalcodeonline.com/book?type=ordinances#name=5.025_Unnecessary_Noise)

#### **SUMMARY OF MILL POND HOA VOTING UNITS**

We've had a number of ownership changes over the past year, so we are including a summary of the types of property included in the Mill Pond HOA. Our HOA is very unusual, as we have single family residences, apartments, senior living centers, and the Astoria Co-Op grocery store, all with voting units. Votes are based on the size of the lot per our original By-Laws. Thus, some owners have multiple votes based on number of lots owned and/or size of lot.

We have a total of 121 voting units among 64 owners (aka voters) as shown in the table below:

<b>Property Type</b>	<b>Lot #s</b>	<b># of Owners (Voters)</b>	<b># of HOA Voting Units by Property Type</b>	<b>Voting Units as a % to Total</b>
Individual Lot Owners	1 – 45, 49 - 73	59	69	57.03%
Pier Lots	74 - 85	1	12	9.92%
Astoria Co-Op	144	1	10	8.26%
Astor Ventures Vacant Lot	145, subdivided in Year 2019	1	6	4.96%
Edgewater Apartments and 1 Garden Lot	48 and 65	1	8	6.61%
Astoria Gateway I and II	46 & 47	1	16	13.22%
<b>Totals</b>		<b>64</b>	<b>121</b>	<b>100.00%</b>

If you have any questions about Astoria or our Mill Pond HOA you'd like answered in future newsletters, please let us know and we'll be happy to look into the matter and provide the information in the next newsletter!

**CURRENT BOARD CONTACT INFO**

Cheryl Storey, Chair  
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# MILL POND VILLAGE PLAT MAP



Triangle next to Lot 42 is railroad round

Parade Grounds in BLUE

Large WHITE lot above is Astoria Co-Op & Vacant Lots space

#### **5.025 Unnecessary Noise**

No person may make, assist making, continue or cause to be made any loud, disturbing or unnecessary noise that annoys, disturbs, injures or endangers the comfort, repose, health, safety or peace of others. Loud, disturbing or unnecessary noises in violation of this section include but are not limited to the following:

1. Keeping a bird or animal that, by frequent or long-continued noise, disturbs the comfort and repose of any person in the vicinity.
2. Attaching a bell to an animal or allowing a bell to remain on an animal.
3. Using a vehicle or engine, either stationary or moving, so out of repair, loaded or operated that it creates loud or unnecessary grating, grinding, rattling or other noise.
4. Sounding a horn or signaling device on a vehicle on a street, or public or private place, except as a necessary warning of danger.
5. Blowing a steam whistle attached to a stationary boiler, except to give notice of the time to begin or stop work, or as a warning of danger, or by request of city authorities.
6. Using a mechanical device operated by compressed air, steam or otherwise, unless the noise created is effectively muffled.
7. Construction, excavation, demolition, alteration or repair of a building between the hours of 6 p.m. and 7 a.m., except with a permit granted by the city manager. If the city manager determines that public health, safety and welfare will not be impaired by such activity, and that loss of inconvenience will result to a person unless the work is permitted, he may grant permission for the work to be done within those hours. An owner may do work on property occupied by him between the hours of 6 p.m. and 10 p.m. without a permit. **[NOTE: Page 7 of the Mill Pond Architectural Guidelines state that no construction before 8am and no construction work on Sundays]**
8. Using a gong or siren on a vehicle other than a police, fire or other emergency vehicle.
9. Creating excessive noise on a street adjacent to a school, institution of learning, church or court of justice while it is in use, or adjacent to a hospital or institution for the care of the sick or infirm, that unreasonably interferes with the operation of the institution, or that disturbs or unduly annoys patients.
10. Discharging in the open air the exhaust of a steam engine, internal combustion engine, motor boat or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises and the emission of annoying smoke.
11. Operating an automatic or electric piano, phonograph, radio, television, loudspeaker or any instrument for sound producing or sound amplifying so loudly that it disturbs persons in the vicinity or becomes a nuisance. Permits may be granted by the city manager to persons or organizations for the broadcast or amplification of programs of music, news, speeches or general entertainment as a part of a national, state or city event, public festival or outstanding events of a noncommercial nature. The broadcast or amplification shall not be audible for a distance of more than 300 feet from the instrument, speaker or amplifier; and a permit shall not be granted if traffic obstruction, vehicular or pedestrian, will result. [Section 5.025(11) amended by Ordinance No. 04-05, passed August 2, 2004.]
12. Making a noise by crying, calling or shouting, or by means of a whistle, rattle, bell, gong, clapper, horn, hammer, drum, musical instrument, or other device for the purpose of advertising goods, wares or merchandise or of attracting attention or inviting patronage of a person to a business. Newsboys may sell newspapers and magazines by public outcry. Revocable permits may be granted by the city manager to persons or businesses for the purpose of advertising. [Section 5.025(12) amended by Ordinance No. 05-14, passed August 1, 2005.]
13. Conducting, operating or maintaining a garage within 100 feet of a private residence, apartment, rooming house or hotel in a manner that causes loud or disturbing noise between the hours of 11 p.m. and 7 a.m.