



December 15, 2024

**HOA ADMINISTRATION**

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To: Mill Pond Village Owners/Residents

From: Mill Pond Village Board of Directors

Happy Holidays! We have quite a bit to cover in this newsletter regarding HOA operations and want to get this to you before the new year.

**PEOPLE AND EVENTS**

**Congressional Gold Medal Awarded:** To Mill Pond Owner John Kirk. John served 20 months in Vietnam from November 1967 to August 1969 with the 571st Medical Detachment (Helicopter ambulance), also known as Dustoff Crews. Part of his job was to fly on missions as a Patient Protector, to evacuate the dead and wounded in the field and transport them to a hospital. The helicopter ambulances came under frequent fire in the dangerous circumstances in which he served, and his group suffered the highest casualty percentage rate of all units in Vietnam, including Infantry. As of September 26, 2024, John is proud to be one of the 3,400 recipients of the Congressional Gold Medal.

The Congressional Gold Medal was awarded in Senate Bill 2825, "To award a Congressional Gold Medal to the United States Army Dustoff crews of the Vietnam War, collectively, in recognition of their extraordinary heroism and life-saving actions in Vietnam." Further text of the bill can be found at this link: [Text of S. 2825: Dustoff Crews of the Vietnam War Congressional Gold Medal Act \(Passed Congress version\) - GovTrack.us](https://www.govtrack.us/congress/bills/116/senate/text/_s2825)

We thank John for his service.

**MILL POND LANDSCAPE COMMITTEE UPDATE – BRITTA HERWIG, CHAIR**

When spring comes and we turn the sprinkler system on again, we will be looking for any leaks and evaluate if we need to repair or replace part of the system. The Board is budgeting \$10,000 for major landscaping repairs in 2025, but as discussed in the Treasurer section of this newsletter, the potential costs for any sprinkler repair/replacement is unknown at this time.

**MILL POND ARCHITECTURAL COMMITTEE UPDATE – DON DAMSTETTER, CHAIR**

The Architectural Committee has approved the use of standing seam metal roof. Look for the updated Architectural Guidelines on the Mill Pond website, which also includes the new solar panel specs. [FORMS & GUIDELINES | Mill Pond Village OA](#)

The Board has budgeted \$35,000 for the Pergola repair/replacement in 2025. We are continuing to work with the City on a suitable structure. The City has been insistent on like-for-like but we are concerned about the cost of such a structure as well as longevity, as the current structure is somewhere between 20-25 years old. We would prefer not to look at replacing this structure again 20 years from now.

**MILL POND FINANCE UPDATE – LORELEI GURULE, TREASURER**

In our December 7<sup>th</sup> Board Meeting, we presented and discussed the budget. A motion was made, seconded and approved by the Board to accept the 2025 budget, which is described below. A majority vote by the Board is three of the four board members, i.e., Treasurer, Landscape Chair, Secretary and Architectural Chair. The Board Chair does not vote unless it is to break a tie between these four board members.

Our HOA finances are in good shape for 2024 as we did not spend the funds budgeted for major landscape repairs and pergola replacement. Thus, the 2025 budget reflects \$10,000 for major landscape repairs and \$35,000 for replacement of the pergola, as discussed above in the respective Landscape and Architectural Committee updates. As noted above, these major expenses may be higher than budgeted but we will not know until the time comes.

Below is a summary of the HOA's financial position through November 30, 2024, the 2024 Budget and the approved 2025 Budget. Explanations of various budget items are discussed further below.

		Jan - Nov 2024 ACTUAL	Annual 2024 Budget	Proposed 2025 Budget
<b>Income</b>				
	<b>ASSESSMENTS/ DUES</b>	\$48,400.00	\$ 48,400.00	\$ 48,400.00
	<b>OTHER VARIOUS INCOME</b>	1,750.00	1,925.00	1,625.00
	<b>INTEREST INCOME</b>	4,192.63	400.00	2,500.00
	<b>NO BUILD FINES</b>	13,150.00	12,500.00	12,500.00
	<b>Total Income</b>	67,492.63	63,225.00	65,025.00
<b>Expense</b>				
	<b>VARIOUS OPERATING EXPENSES</b>	915.48	1,150.00	1,400.00
	<b>INSURANCE</b>	3,746.00	2,200.00	3,800.00
	<b>BOOKKEEPING (NW WEST SERVICES)</b>	2,055.24	2,850.00	2,850.00
	<b>LANDSCAPE</b>			
	<b>MAJOR REPAIRS (RESERVE ACCT)</b>	-	10,000.00	10,000.00
	<b>NORMAL MAINTENANCE</b>	20,735.00	26,000.00	26,000.00
	<b>Total LANDSCAPE</b>	20,735.00	36,000.00	36,000.00
	<b>LEGAL</b>	10,233.25	5,000.00	9,000.00
	<b>MAINT &amp; REPAIRS (RESERVE ACCT)</b>	0.00	25,000.00	35,000.00
	<b>UTILITIES</b>			
	<b>GARBAGE &amp; RECYLING</b>	414.36	400.00	1,900.00
	<b>GAS &amp; ELECTRIC</b>	201.71	250.00	250.00
	<b>WATER</b>	4,324.65	6,500.00	6,500.00
	<b>Total UTILITIES</b>	4,940.72	7,150.00	8,650.00
	<b>Total Expense</b>	42,625.69	79,350.00	96,700.00
	<b>NET INCOME (LOSS)</b>	<b>\$24,866.94</b>	<b>(\$16,125.00)</b>	<b>(\$31,675.00)</b>

Because of increases in other expenses outside the HOA's control, the Board reluctantly decided to approve an increase in the annual dues by \$100 per unit. The invoices going out to all owners right after January 1<sup>st</sup> will reflect the increase. Below is further discussion of the items in the 2025 budget resulting in the dues increase.

**Budgeted Revenue:** Included in our budgeted revenues are \$12,500 assessed for no-build fines. No-build fines are assessed on lots owned for more than two years at \$50/month. A long-ago Board reduced these fines from \$100/month to \$50/month, where they have stayed since. However, the Board believes it is not fiscally prudent to rely on no-build fines each year to balance the budget, which is one reason for the increase in our dues amounts for 2025. If we did not increase the dues, we could be in jeopardy of using the Money Market Reserve account for general expenses in addition to the major expenditures expected to come up.

**Insurance:** Insurance increased significantly in 2024 compared to prior years. Our insurance carrier sent a questionnaire about our HOA, the number of units, do we operate any facilities, water features, etc. Apparently, in all the years our HOA has operated, our insurance premiums have reflected our HOA as a social club. The completion of the questionnaire has changed the underwriting of our HOA from a social club to a true HOA, resulting in liability premiums increasing from \$600 per year to \$2,200 per year.

**Legal:** Due to a number of issues the Board has dealt with this past year, we incurred unexpected legal expenses. Therefore, we adjusted the budget for legal expenses in 2025 to reflect the increased costs.

Utilities: We kept the budget for water the same as 2024 but are noticing an increase in water bills due to additional assessments made by the City of Astoria to cover sewer installations, which all of us are seeing on our water bills. In addition, we have had problems with leaks in our sprinkler systems resulting in increased water surcharges. The HOA pays Recology to pick up the garbage at Pergola Park. Given the problems with the trash can at Pepsi Park, the HOA will purchase and pay Recology to pick up garbage at that park as well. Pepsi Park is at the corner of 29<sup>th</sup> and Marine Drive and is maintained by Astoria Gateway Apartments.

#### **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](mailto:castoria74@gmail.com). Past newsletters can be accessed via our website at: [HOA NEWSLETTERS | Mill Pond Village OA](#)

Next HOA Board Meeting will be held on Saturday, January 11<sup>th</sup> at 9:00am. A link to attend via Microsoft Teams will be sent one week in advance of this meeting date.

#### **CURRENT BOARD CONTACT INFO**

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# 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)