



November 20, 2023

To: Mill Pond Village Owners/Residents

From: Mill Pond Village Board of Directors

HOA ADMINISTRATION

Northwest West, Inc.

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Seaside, OR 97138

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(503) 738-3480

Website:

<https://www.millpondastoria.com>

PEOPLE AND LOCAL INTERESTS**Passings:**

Lot 29 – James Wolcott, October 2023, 2735 Mill Pond Lane.

Message from your Astoria Co+op:

Astoria Co+op is your community-owned grocery store located right here in the Mill Pond neighborhood! We specialize in fresh, local and organic foods sourced from farmers and producers who care about the health of people and our planet. We offer the neighborhood's best produce, meat and seafood, bulk herbs and grains, and a wide variety of wellness and skincare products. Our deli serves up delicious options for breakfast, lunch and dinner, made from scratch in our kitchen, with indoor and outdoor eating areas.

Our business is a cooperative owned by our shoppers — folks like you who care about where their food comes from and how it's grown. As a co-op, we're accountable to our community, not some corporate office 1,000 miles away. And we're passionate about giving back to our community because we know good food is just the beginning of what we can achieve by working together.

Although you don't have to be an owner to shop, we think the benefits of ownership are pretty great. Help grow our co-op, keep more money in our community and be a part of a business that will always be locally-owned. Join us!

Why own the co-op?

- Get \$20 off when you join.
- Owners receive an extra 10% off on our already discounted Co+op Deals.
- Pre-order case quantities and get 10% off.
- Receive regular communications including email updates, and annual meeting invite.
- You can vote for board members to represent you or run for the board yourself.

How it works:

- Ask your cashier for an application.
- Purchase one refundable share of owner stock for \$200. This is your equity in the business. Pay just once or in annual \$25 installments.

Community benefits:

- Create a vibrant local economy that puts people before profits and keeps more of your dollar circulating within the community.
- Expand the marketplace for locally-grown and locally-produced products.
- Support good jobs. The co-op pays a livable wage and medical/dental benefits.
- Increase the community's access to healthy food and good nutrition.

We'll be celebrating our 50th anniversary in the coming year with giveaways, specialty products, events and more. Stay tuned! For more information, visit <https://astoria.coop>, call 503-325-0027 or come visit us at 2350 Marine Drive, Astoria Thanks for supporting your HOA neighborhood grocery store!

PS from your Board Chair: Check out the recipes for some of their favorite dishes at: <https://astoria.coop/connect/recipes/>

Giving Thanks - Judith Huck:

Thank you to all the generous Mill Pond residents who contribute food to our yellow bag food pickup each month. You are making a difference! Thank you to those that give in other ways too, like donating money to the food bank and other organizations that enhance our life and the lives of others.

Volunteers are the life blood of nonprofit organizations. We are fortunate to have some excellent, highly effective nonprofits in our area, as follows:

- North Coast Community Food Project. If you'd like join your Mill Pond neighbors and donate nonperishable food to the Food Bank, it's easy. One food pickup from your front porch each month. We pick up food bags in Astoria, Warrenton and Seaside too. Neighbor volunteers Britta Herwig and Devon Huck delivering one month's donations from Mill Pond neighbors and friends to the Warrenton Food Bank.



Call Judith at (503) 936-6661 to get started.

More info: <https://www.northcoastcommunityfoodproject.org/how-it-works>

- The Assistance League of the Columbia Pacific raises funds to buy new clothes for local school children with their annual Home & Chef Tours. Thank you to the Brosius family for making their home available for the 2023 Tour. Assistance League <https://www.assistanceleague.org/the-columbia-pacific/volunteer/> (women & men volunteers welcome).
- Meals on Wheels has two local branches: NW Astoria and NW Seaside. Both need volunteers to deliver meals to local seniors each week. <https://nwsds.org/index.php/home/volunteer/>

- Volunteers at the Columbia River Maritime Museum help in the gift shop, assist visitors, work in the museum office and more. <https://www.crmmm.org/volunteer.html>
- Clatsop Animal Assistance volunteers take care of pets waiting for their forever home. <https://dogsncats.org/>
- Clatsop CASA (Court Appointed Special Advocates) volunteers serve abused and neglected children in Clatsop County. <https://www.clatsop-casa.org/Services.aspx>

Thank you to these volunteers from Astoria Rescue Mission. They pick up litter along the Riverwalk or Downtown Astoria every week.



Thanks guys!

Many more worthwhile organizations are working hard to lift our community. Please consider volunteering for a cause that speaks to you.

List of local nonprofits: <https://members.oldoregon.com/list/category/non-profit-294>

Thank you for your dedication to improving our community for all its residents.
Happy Holidays to All, Judith Huck

Parking in our Mill Pond Village:

As those that live here are aware, the streets running through our HOA development are City streets and therefore are open to the public. We, inclusive of residents and the HOA Board of Directors, cannot legally restrict someone from parking on the street or even parking in front of homes. We acknowledge that people like to keep the street in front of their home clear, but that is not something that can be guaranteed. The City installed signs on the street to indicate where parking is not allowed and that is something we, as a community, can let people know if one sees a car parking in a no parking zone.

In addition, overnight camping **is not** allowed anywhere in Mill Pond. Should one observe people or vehicles camping in our Mill Pond development, please contact the Astoria Police Non-Emergency Dispatch at (503) 325-4411.

MILL POND LANDSCAPE COMMITTEE UPDATE – JOHN KIRK, CHAIR

In late September, large flocks of swallows were flying downriver. They were leaving us to go where the weather is warmer and the bugs are still flying. The White Pelicans are gone now. They, too, are headed for warmer weather. The swallows and pelicans arrived at the same time and met at The Cantina to drink margaritas and swap stories of their vacations in Astoria.

How do I know this? They sent me a postcard.



Dennis 7 Dees are starting to do their major fall pruning of the planting strips next to the curbs. They are striving to keep a "natural" look. It's been three years since this work has been done and some of the plants are quite overgrown.

We, too, as owners have the responsibility to prune back shrubbery from the sidewalks so everyone can pass safely without clunking into each other. Deadheading spent flowers and pulling weeds, English Ivy and Horsetail are continual landscape challenges. I see visitors on the riverwalk stopping and pointing at our community then taking photos of our lovely designed houses. We're nearly picture perfect!

Our landscaping contract with 7 Dees is coming up for renewal in March of 2024. The Landscape Committee will be soliciting bids from 7 Dees and a couple other vendors so we can review our options and responsibility manage our HOA funds!

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

Pergola: We have a bid to construct a new steel pergola with benches. Removal of the existing structure is delayed pending comments from the City on next steps. Ryan Blum and Cheryl Storey met with the City in September to discuss removal of the pergola. The City wanted to ensure the pergola would not be removed without putting a new structure in place. We have since found that the proposed new pergola will need to go through the Design Review Commission (DRC) process for approval. Once we hear back from the City on the pergola removal, we will move forward with both removing the pergola and submitting the new plans to the DRC.

TREASURER UPDATE – LORELEI GURULE

The Board had a regular meeting on November 11th. At this meeting, the 2024 budget was presented and approved by all the Board members. Included in the budget is the \$100 per voting unit reserve assessment that will be including in the January invoice for 2024 HOA dues. We included a budgeted amount of \$25,000 for the Pergola. Attached to this newsletter is a draft of our 2024 budget.

Your Treasurer and Board Chair visited US Bank in November to see about increasing the interest rate earned on our money market account, aka our reserve fund. The current interest rate on the money market account we moved to is 4.5%, up from the 0.06% we were getting, per our last bank statement. Thanks to Lorelei for setting this up!

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

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
CAstoria74@gmail.com
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Lorelei Gurule, Treasurer
gurulecatmaster@aol.com
(505) 263-7983 (cell)

Ryan Blum, Architect Chair
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Frank Betzer, Secretary
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John Kirk, Landscape 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

MILL POND VILLAGE OWNERS' ASSOCIATION

	Jan - Oct 23	YTD 2023 Budget	Annual 2023 Budget	Proposed 2024 Budget
Income				
ASSESSMENT DUES				
Annual dues	\$ 36,300.00	\$ 36,300.00	\$ 36,300.00	\$ 36,300.00
Additional Assessment	12,100.00	12,100.00	12,100.00	12,100.00
Total ASSESSMENT DUES	48,400.00	48,400.00	48,400.00	48,400.00
DESIGN REVIEW	200.00	500.00	600.00	600.00
INITIAL CONTRIBUTION	1,200.00	1,000.00	1,200.00	1,200.00
INTEREST INCOME	476.94	333.34	400.00	400.00
LATE CHARGE	175.00	104.16	125.00	125.00
NO BUILD FINE	11,250.00	6,666.66	8,000.00	12,500.00
Total Income	61,701.94	57,004.16	58,725.00	63,225.00
Expense				
ANNUAL MEETING	125.00	150.00	150.00	150.00
BBQ SUPPLIES	0.00	50.00	50.00	50.00
BOOKKEEPING	2,336.37	2,250.00	2,700.00	2,850.00
GIFT	123.97	166.66	200.00	200.00
INSURANCE				
DIRECTOR	1,563.00	1,600.00	1,600.00	1,600.00
LIABILITY - PARK	567.00	450.00	450.00	600.00
Total INSURANCE	2,130.00	2,050.00	2,050.00	2,200.00
LANDSCAPE				
MAJOR REPAIRS	5,775.00	8,333.34	10,000.00	10,000.00
MISC	15.00			0.00
NORMAL MAINTENANCE	18,850.00	20,000.00	24,000.00	26,000.00
Total LANDSCAPE	24,640.00	28,333.34	34,000.00	36,000.00
LAWN MAINTENANCE BILLING				
HOMEOWNER BILLING	3,610.00	2,500.00	2,500.00	3,800.00
REIMBURSED LAWN MAINTENANCE	(3,610.00)	(2,500.00)	(2,500.00)	(3,800.00)
Total LAWN MAINTENANCE BILLING	0.00	0.00	0.00	0.00
LEGAL	1,670.43	4,166.66	5,000.00	5,000.00
MAINT & REPAIRS	1,925.00	16,666.66	20,000.00	25,000.00
OFFICE EXPENSE				
OFFICE SUPPLIES	0.00	458.34	550.00	200.00
POSTAGE	0.00	29.16	35.00	0.00
Total OFFICE EXPENSE	0.00	487.50	585.00	200.00
UTILITIES				
GARBAGE & RECYLING	330.49	333.34	400.00	400.00
GAS & ELECTRIC	182.37	208.34	250.00	250.00
WATER	4,097.51	5,416.65	6,500.00	6,500.00
Total UTILITIES	4,610.37	5,958.33	7,150.00	7,150.00
VOTING SOFTWARE	0.00	200.00	200.00	250.00
WEB SITE HOSTING	0.00	250.00	300.00	300.00
Total Expense	37,561.14	60,729.15	72,385.00	79,350.00
NET INCOME (LOSS)	\$24,140.80	(\$3,724.99)	(\$13,660.00)	(\$16,125.00)