

**JASPER HEIGHTS CONDOMINIUM
ASSOCIATION
14972 NE ROSE PARKWAY
PORTLAND, OR 97230
MONTHLY HOMEOWNER MEETING
July 15, 2026**

Board Members Present:

Marlene Rooney, Chair and Maintenance
Lynn Gray, Treasurer
Susan French, Secretary
Michelle Gendron, Pool Chair
Fred Troutman, Pest Control
Angie Morgan, Board Member (Via Zoom)

Board Members Absent:

Chip Morse, Landscape Chair

Homeowners Present: (VIA ZOOM)

Addie Serna
Betty Alicia
Gail Fetterman
Gen Dupree
Becky Slapper

Homeowners Present: (IN CLUB HOUSE)

Thomas Foreman
Nicole Comer
Sandra Petties
Emilian Mercan
Evelyn Liu

Tommy Meanea

This meeting was called to order at 7:01 PM

A Quorum of Board Members was present.

Minutes: It was voted to approve the Board Meeting Minutes from June 17, 2026.

COMMITTEE REPORTS:

Treasurer:

Lynn/Financial:

- We are a little behind on HOA Fees – under \$6,000 right now. We would appreciate All homeowners to bring their accounts to Zero. We have only been completely funded through our HOA fees 2 out of the past 6 months.
- Thank you to Becky and Susan for helping me with the institutional knowledge as I have only been treasurer for a short time and appreciate it.
- It is insurance renewal time. A check for approximately \$27,000 has been sent by HOA Assist for part of our bill. We are not able to pay it monthly, but one portion of the bill must be paid in full in July. We are in good shape as we budgeted for this after having to go through the insurance issues we had last year. We have had a reduction of \$5,000 from our bill last year. Our agent is still working on further reductions, and we can hope that will happen. For many

HOA's they have seen an increase of 12-15% over last year.

- Unfortunately, our bill is still not as low as it could be as we have 5 homeowners who still have not replaced their dangerous electrical panels. It may fall to the HOA to pay to have this work done and add the cost to each homeowner's ledger to bring down the insurance cost. This impacts all homeowners.
- We have noticed the watering schedule is wrong – the water has been going on every day, and we want to be sure we can get our landscape company to correct this and hope to keep the water bill down. We haven't seen the bill yet this month.
- It was mentioned that the irrigation system over all has been a mess this year, along with other issues, and it is quite possible we may want to investigate another Landscape Company. We could use help with a new board member as Angie is away in Colorado most of the time. This new board member might be able to take on looking into quotes for a new landscape company.
- There was mention that things like weeding are not done and have been told that that is not on our contract. We need to find out what the cost is for this type of work to be taken care of as certain areas, like the pool, do not look the way we want our property to look.

HOA/Delinquencies (Michelle)

- As Lynn mentioned, we still have several homeowners who are behind. We would be happy to work with you to figure out how to help you get your balance to Zero. Every month

that you do not, then there are late fees added to your account.

- We would like to see all homeowners get their accounts to Zero by paying the full amount owed, not just partial payments. These HOA fees are how we do all the work on the property that must be done annually.
- If you set up autopay, then you would know each month it was taken care of.
- Also, there is the ability to use a credit card to pay these fees. There is a small fee attached, but this would be one way to pay. If you know your own funds won't be available until later in the month, and HOA fees are due no later than the 10th, then you can just put that money toward your credit card when the bill comes due and not get any late payments on your account if you use the card to pay on time.
- Please contact Michelle, or any of our board members if you would like to try work something out. Communication is key so if this is you, reach out to a board member. Discuss the circumstances and possibly there can be some creative ideas that come from it.
- Take a look at your account in Vantaca to see where you stand. Also, HOA Assist does send out monthly statements.
- Reminder to homeowners that late fees will be assessed after the 10th of each month, so please be aware and if possible, use auto pay to avoid missed payments. If support is needed, please reach out to HOA Assist to set up auto pay at 855-952-8222.

Maintenance:

- Final phase of deck maintenance will be the painting of new posts and miscellaneous other wood as needed. This is the white paint we use. Carlos will do this work. This painting is in the section we are working on this year on the east and the south sides. This should mean we will do less work and painting in that area when we come back in 3 years.
- Painting of gas lines in the section where deck work was completed is ongoing. The work that has been done looks very good. This work is mostly on the west and south side over the summer.
- Water valve refurbished as needed. We are taking care of the worst ones where when you open it up you find it either broken or buried under dirt. There are about 5 mains on my list. Again, the work is being done on the west and south side of the property. Homeowners need to know how to shut off the water to their unit. If you've Repiped your unit, there is a shutoff inside your condo. If you have not repiped, it will be outside behind the lower level bedroom
- **Electrical Panel update. We have 5 left! This is required maintenance. Next step the HOA pays to have the panel installed and the amount charged back to the owner. They would be responsible for paying it back within a set period of time yet to be determined.** If there's a hardship keeping this work from being completed, please reach out to Marlene or Lynn. Also, you are required to carry a higher coverage for building A on your individual insurance policy if you have the old electrical panel. It's called coverage A and it covers the

building. This should be \$100,000. If you've replaced your panel, you can have \$50,000 for coverage A on your policy. Please provide proof of insurance coverage to the board secretary at the Jasper Heights email. All owners need to send their insurance information to the board!

Only one owner who has the old electrical panel has sent their proof of insurance with the higher deductible.

- There are still older toilets in some units. It would greatly benefit our water usage to replace these toilets. "Older toilets, particularly those manufactured before 1992, consume significantly more water than modern, efficient models. Toilets from before 1980 often use 5 to 7 gallons per flush (gpf), with some older models using up to 8 or 12 gpf. Between 1980 and 1992, models typically used 3.5 gpf, whereas modern standards (post-1992) require 1.6 gpf or less." The good news is the last water bill reflected a drop of usage. More work is to be done but progress was made.
- Building siding with window replacement - the project has been completed. The condo owner and I have met with the company representative for the final inspection. We both are pleased with the results. Please take a look if you are out walking on 148th. The address is 14826.
- *For Maintenance issues, see Board Member Contact Information below.*

Landscape:

- Chip was unable to attend the meeting, but gave his report to Marlene:

- On June 29, 2026, Carlos cleaned all the trash and debris up from behind and along # 14950 at fence line. The area looks much better.
- On July 6, 2026 there were 26 trees trimmed, around the property, per recommendation of the arborist we had survey our property. There are still some large trees which will need to come down. That work will not likely happen until next year.
- East and west crew is mowing and catching up on trimming on alternate weeks.
- There was discussion about how unhappy many homeowners are with the quality of the work – please do contact Chip when you see an issue. We are very thankful to Chip for staying on top of this as so much is not done properly until Chip contacts the company. As mentioned earlier, it might be time to look for a new company.
- *For Landscape related issues, please contract both Chip and Diane. Chip Morse, Landscape Chair, chipsue@msn.com. Landscape: Diane Drooger, xdrooger@mac.com.*

Pool Committee:

- The pool is open and all seems to be going well, and people are enjoying the pool.
- It was brought to our attention that some of our homeowners are not abiding by the pool rules. Each UNIT may have ONLY FOUR (4) guests. NOT each homeowner if there is more than one homeowner in a unit. For homeowners who do not comply with the rules you may be asked to leave the pool area.

- Also, folks have been bringing food into the pool area which is not allowed.
- Please remember this is a small community pool and we want all our homeowners and guests to be able to enjoy its use.
- Michelle will be unable to check the pool chemicals for a month starting the end of July so if you are interested in helping to take that on once a week or more, please let Michelle know.
- *For Pool related issues, see Board Member Contact Information below.*

Pest Control:

- Fred was contacted by a homeowner who is having issues with wasps/black hornets. He advised the homeowners to purchase Hot Shot – available on Amazon and places like Lowes, etc. He checked on them and they had taken care of the issues. This is a homeowner issue, but Fred is always happy to help with such advice.
- Fred reported that we are still dealing with moles and voles. He is looking into some things through Amazon and will let us know how it goes. Moles keep moving but the voles like to stick around.
- The pest control company was out as usual week to attend to the rat traps.
- *For Pest Control issues, see Board Member Contact Information below.*

Land Lease Committee:

- Marlene let us know that four homeowners will be meeting with Alex Cooley tomorrow to let him know that we have 52 homeowners who are interested in a \$30,000 lease buy out.

We will update you with the news when we have any. It is likely Mr. Cooley will need to go back to discuss with his shareholders/partners. We feel that we are in a strong position with all the homeowners, but it remains to be seen what will happen. If you haven't yet responded and want to be added to the list of homeowners in part of Phase 1, please contact Lori Bieber (loribieberremax@gmail.com) or Marlene Rooney (rooneymarlener@gmail.com).

Other Business

- **It is noted that some homeowners are still not moving their garbage and recycle cans back into their garage in a timely manner. There should not be any garbage cans out by TUESDAY AM – preferred that they are put away by MONDAY PM**
- **Recycle only in the BLUE can, no plastic bags with garbage etc.! Extra garbage or overflowing containers can get charged. You can set out an extra can and/or bagged garbage, and each will be charged \$5.00 .That charge will be added to your accounts.**
- **Window cleaning service from Finnmark**
 - If you are interested in taking advantage of this window cleaning offer from Finnmark, please email the Jasper Heights email account. We have used previously used Finnmark on the property for other projects. This is ONLY for outside windows.

Number of Homeowners	Total Group Cost	Price Per Home
1 Home	\$350	\$350/home
2 Homes	\$400	\$200/home

3 Homes	\$450	\$150/home
5 Homes	\$550	\$110/home
10 Homes	\$800	\$80/home
15 Homes	\$1,050	\$70/home
20+ Homes	\$1,200	\$60/home

- **Deck awning - UPDATE** the homeowners who were requesting a more affordable shade for their deck got one that was approved by the board. Angie did the research and found a more reasonable price solution. Now we can offer that option to others who might want one.
- Still looking for volunteers for picking up trash on 148th with the **Glenwood Garbage Grabbers**. Once a week for an hour. Contact Marlene
- Summer cleanup - homeowners are responsible for cleaning their front porches, siding, steps, and sidewalks leading up to porches. This includes the planting area at the front porch. You don't have to do it by yourself. Carlos is available to help. A fair price will be available to Jasper Heights homeowners. His number is (503) 841-9691.
- **Internet for the club house is still an open issue for the community. We have very limited options. The usage would be minimal which doesn't justify the monthly cost for Comcast. We will continue to investigate.**

******Club house usage - available for homeowners to use but it's expected it will be left clean! That includes clean dish towels etc., sweeping and mopping as needed. The board**

will charge \$100 if it's not left clean. The cost to the HOA to have it cleaned is over \$200. Contact Lynn Gray.

*******Security on the property. Lights above the garage help especially since we have vacant condos. Cameras need approval from the board before installing. The doorbell type are allowed but consideration of your neighbor's privacy is to be considered, and you should have a conversation with them before installing it.**

*******Please find the contacts for board members in your minutes under announcements. If you have a question about something, reach out to the board member who can help you with your specific concerns or questions.**

Reminders:

- Please provide the board secretary with the contacts of all condo occupants and an emergency contact. This information is needed for emergency purposes. Please also be sure you send your current insurance information.
- **Please put all back patio lights on motion sensors**
- When a homeowner is looking to complete a project that will impact the exterior of the building, a request **must** be completed and submitted to the board for approval for work to begin. The form is located on our website at the following link: [Minutes, News, Forms | Jasper Heights Home Owner Association](#); Exterior building work approval request Form. **For any questions, please connect with Marlene Rooney**
- Please advise the HOA board when planning on listing your home for sale so that we have awareness and can provide direction on where to locate information to provide to your realtor. Sales related questions can be directed to HOA Assist.

- Soliciting on the property is not allowed. If someone comes to your door soliciting, please tell them solicitors are not allowed. This is private property.
- *****The mailman reminded us we should not be putting HOA information or flyers in the mailbox – it is against the law and we can be fined.

The meeting was adjourned at 8:20 PM.

Next Board Meeting: The next regular board meeting will be Wednesday, August 19, 2026 at 7:00 PM. You will receive the zoom link the week of the meeting.

Minutes submitted by Board Secretary, Susan French

Board Member Contact Information:

Chairperson and Maintenance Chair: Marlene Rooney, 503-853-9605, rooneymarlener@gmail.com

Secretary: Susan French, Minutes, 408-358-4518, smfrench08@gmail.com

Treasurer: Lynn Gray, 503-702-6101, bigdawg@bigdawg.us

Landscape Chair: Chip Morse, chipsue@msn.com, 503-724-6093 - Landscape contact, Diane Drooger, xdrooger@mac.com

Pest Control: Fred Troutman, 503-256-5610, troutfr@comcast.net

Pool Chair: Michelle Gendron, 503-720-4111, mmichelletg@gmail.com

Angie Morgan, Board Member at Large, 815-953-7089, morgan.r.angela@gmail.com

Announcements

To contact HOA Assist, please call them at 855-952-8222 or email them at hoa-assist.com.