



*Northridge Home Owner Association  
Board of Directors*

18804 SW Kelly View Loop  
Aloha, OR 97007  
www.northridge-hoa.org

To Our New Northridge Neighbors:

Welcome! We hope you are enjoying your new home and the neighborhood; we think Northridge is a wonderful place to live.

Our website is [www.Northridge-HOA.org](http://www.Northridge-HOA.org) (it is a dash). You only need to create a login and password to attain full access. Please take a few minutes to check it out. The website contains our CC&R's and Architectural Development Guidelines and Restrictions; both outline how, as neighbors, we contribute to maintaining Northridge's pleasing character. You will also find the Articles of Incorporation, Bylaws and Enforcement Procedures which define how we govern. The semi-monthly Board of Director meeting minutes, after their approval at its following meeting, will be published on our website.

Please remember to communicate with the Architectural Review Committee (ARC) prior to initiating changes visible from the street. Paint color, roofing, exterior remodeling and landscaping changes require ARC review and approval. ARC contacts are posted on the website.

The website contains a contact list of our neighbors to augment the Neighborhood Watch Program. The contact list is only to be used for dispersing items of importance relative to our neighborhood.

Northridge's Annual Meeting is usually held during the first quarter of the year. Each lot owner in good-standing, is entitled to one vote at our elections. Unpaid dues are the only item which negates good-standing. After the new budget is approved at the Annual Meeting, dues' invoices are created and statements mailed. Payment is required within thirty days. Unpaid dues are assessed a monthly \$10.00 late fee, which is capped at \$30.00 per year. Annually, accounts with outstanding balances, accrue a ten (10) percent finance charge.

Our summer social event provides another chance for folks to get acquainted with their neighbors. Last year's event was a very successful picnic, and a lot of fun. The Hospitality Committee is actively seeking new volunteer members for ideas and planning of future events.

We welcome volunteers to serve on the Board of Directors, ARC, Maintenance and Hospitality Committees: participation is a great way to meet and get acquainted with your new neighbors.

Again, welcome to the neighborhood.

Sincerely,

John King, President  
Monte Guerber, Vice President  
Helga Promitzer, Secretary

Marilyn Gunther, Treasurer  
Raj Mehra, Member-at-large