

Riverwood Homeowners Association

Newsletter

May, 2024

Committee News

From the Board Meeting: Dues Increase: Jim explained why Riverwood Homeowners Association (RHA) still needs a dues increase, even without hiring a new Maintenance Supervisor from the outside. Discussion took place about 1) the amount of the fee increase and 2) the need to send a 30-day notice to RHA owners. The Board planned to meet at a separate time to discuss, but those in attendance voted for a \$20/month increase in monthly dues. Response: Board voted to increase dues by \$20/month. Jim and Elise will work on a Dues Increase Letter. The goal is to get a letter out in time for the increase to take effect on July 1.

Landscape Committee:

- **Reminder:** We are delaying our irrigation start up as long as possible, as the ***RW water bill is horrendous!*** We still have enough rainfall to keep most of our landscape green. ***If you have plants that look stressed, please give them a drink!*** Thank you Riverwooders!!
- **Notice:** It's that time of the year when everything is overgrown and ready to be trimmed back. Look at your patio: ***if any plant or tree is touching your home, fence, gutter or your neighbor's property...it needs to be trimmed NOW.***
 - **A gentle reminder** that it's not our landscaper's job to clean up your cuttings from your patio. You need to feed it into your garbage can. It may take a week or two, or your neighbor might have room in their can and might help out. Also, Heiberg Garbage has been very good about picking up the craft paper bags full of trimmings. Just put them out with your garbage for Thursday AM pickup.
 - **A copy of the Riverwood Landscape Policy** is attached to this email. Please read it and if you have any questions, contact someone on the Landscape Committee.
- **Fund:** **A BIG "THANK YOU"** to everyone who is helping us grow our Landscape Bottle Fund. **Please continue to bring your RINSED, returnable cans & plastic bottles to Board Meetings and Social Events.** Or contact someone on the Landscape Committee to arrange drop-off or pickup.
 - Please send your ideas for areas needing attention to your Landscape Driveway Representative (see Roster for names). Photos of the area will help, along with your suggestions.

Maintenance Supervisor Search Committee: this committee was created to plan for the hiring of a supervisor to work with Máce Lopez, our current maintenance worker. At the last Board of Directors meeting, the Committee had a new proposal. To eliminate hiring an outside person, the Committee proposed giving Máce a promotion (including more decision-making) and hiring Anna Lopez to handle the data management and financial reporting that accompanies the work.

Discussion followed about upgrading Máce's responsibilities and hiring Anna for Data work. Over time, Máce has taken on more work responsibilities and requires less supervision from Jim (Maintenance Oversight Board Member). Anna already uses her computer to help Mace with invoicing. **The Board voted to increase Máce's responsibilities and to hire Anna.**

Pool Committee: Get out your swimsuits and pick up some sunscreen!! ***The Riverwood Pool is opening on Saturday, May 25th at 9am!!!!*** Volunteers are needed for all shifts: opening pool at 9am, chlorine test at 1 pm,

closing the pool at 9pm and completing chemical adjustments. Training is available. If you are interested in volunteering, text or call Cindy, 503-557-1811. The code to the pool will be sent out in a separate blast. We hope to see you at the pool!! The Swimming pool Committee

Recreation Committee: **Italian-themed Potluck!! May 26th at 2:00 PM in the Rec Room!** Bring any dish you wish to share: main or side dishes, bread or dessert. Pasta, veggies, gelato, pizza—use your imagination!! Please bring your own flatware, bowls, plates, cups and beverages. We will play games after dinner, for those who would like to join in! Or just socialize—**HOPE TO SEE YOU ALL THERE!!!!!!**

The next Board Meeting is Thursday, June 13th at 6:30 PM in the RecRoom!!

From the Residents



Send your feedback, ideas, recipes, pet photos, etc. to rwh.news@gmail.com.

From Elise: **Shaver Elementary School Carnival:** Friday, May 31st, 5:30-7:30 PM. 3701 NE 131st Ave. Volunteers Needed from 2-9 PM. Multiple shifts available. Sign up by scanning the QR code in the poster (link below). Questions: email parkroseshaverparent@gmail.com.

<https://mail.google.com/mail/u/1/#inbox/WhctKKZWpnTcvijHCNzKZwLwCCHJHRBSqnbrTRgtVZVBcXHBrwzJwNwmCrrvPtIsqCxjSb?projector=1>

From Lisa D: From Portland Water Bureau: Leaks are a leading cause of an unusually high water bill. If you find a water leak on your property, contact a plumber to fix it immediately. Once it's fixed, call our Customer Service to get your bill adjusted at 503-823-7770 or email PWBCustomerService@portlandoregon.gov.

Learn how to check for leaks: bit.ly/3J1SUXN. Visit our local home repair page for organizations that can assist you with repairing a leak: bit.ly/3VDHRvh. Water Leak Repair Assistance Program: 503-823-6060, leakrepair@portlandoregon.gov.

Leaks not only lead to an unexpectedly high bill, but they also waste a ton of water and can cause serious property damage. Read our full blog on what to do if you get a high bill due to water leaks: bit.ly/3PFuCX6

Editor's Note: In Riverwood's case, leaks in common areas are addressed by the Maintenance person or Oversight Board Member. Our water bills are paid by the Treasurer out of Residents' monthly HOA fees. **Please look for leaks and get them fixed.** If you think they could affect Riverwood's water bill, contact Monique (Treasurer) to look into getting a refund.

From Jann: The Riverwood HOA deals with large water bills. Read the latest article about the City Council vote to spend \$2B on a new water filtration system for Portland that would likely increase our water rates. Read the Oregonian's latest article:

<https://www.oregonlive.com/watchdog/2024/04/portland-water-treatment-plant-costs-soar-past-2-billion-city-claims-ratepayers-wont-get-soaked.html>

In 2017, water officials forecast the cost of the water treatment plant at \$350 million to \$500 million, after the city decided against building a \$105 million facility that would have used ultraviolet light to kill parasites like cryptosporidium.

The bureau revised its project estimates two years later to range from \$670 million to \$850 million.

The price tag continued to leapfrog by nine-figure increments as design plans progressed, reaching \$1.48 billion in May 2021. To date, the city has spent about \$155 million on the project, documents show.

Portland officials now project costs of a new water filtration plant — already the most expensive municipal project in city history — will rise an additional \$300 million, running the total to \$2.13 billion.

Ratepayers have and will continue to help foot the bill through a series of water rate hikes. Those include a planned 7.9% year-over-year increase slated to begin in July. Rates are projected to then increase to 8.1% a year through 2030 before dropping down to 4.5% after that, according to figures provided to The Oregonian/OregonLive.

City officials said they have not had to raise projected water rate increases since the anticipated cost of the water treatment plant soared by \$350 million and \$300 million, respectively, in the last year. Instead, officials said the bureau plans to defer other major infrastructure projects, including a new water pipeline under the Willamette River and a series of costly — and needed — seismic improvements.

Please read the Oregonian article (link above) to get more facts.

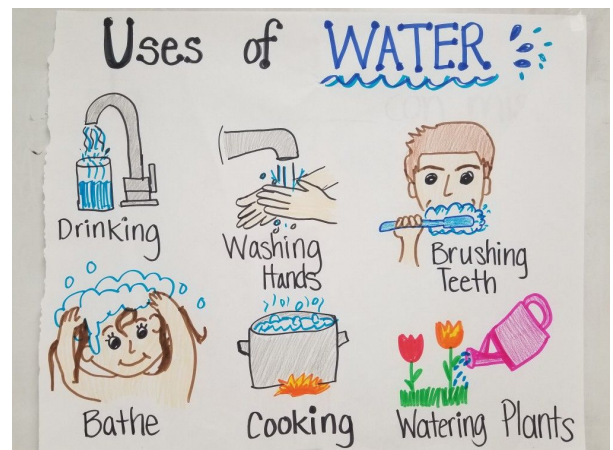
Editorial

Riverwood is literally drowning in water bills! (Yes, that was a water pun, though it's not really funny.)

Let's start with our latest water bill - April. Remember, large scale watering around the property has not started yet, including water for the pool. Our April bill comes from Residents' water use: cooking, cleaning, showers, personal plant watering and such. We have 5 Water Bureau accounts to serve 7 driveways and the Rec Room.

In April, the water bill was \$14,325.62. The budget for water in April was \$11,375. In one month, without watering the property or using the pool, we are \$3,000 over budget. And that trend continues as we look at the Year-to Date expense for water (\$116,236.72), and the YTD budget (\$91,000.00). We are 9 months into our budget and we are \$25,000.00 over our budget.

I've not been part of the budgeting process here at Riverwood, so I can't say exactly how it goes. At the same time, anyone who has kept a budget knows that we have to look at existing bills, try to forecast how much they might go up during the year and juggle all our bills to keep them under our expected income. So, what to do when there is no more juggling to be done and the income doesn't cover the bills? Some say, take it from the Reserve Fund, but that's not the purpose of the Reserve Fund. It's meant to allow Riverwood to proactively save for upcoming maintenance and new projects. So, what else can we do to make our budget fit our income?



Two things the Residents of Riverwood can do to help with this situation: 1) tighten our water belts! and 2) plan ahead for increases to the monthly HOA fee. We live in a situation where our water use and the water bill are handled separately. So we are not always aware when we are being careless with our use of this resource.

How do we tighten our water belts? Do you let your hot water run until it heats up? How about getting the instant hot water attachment for your water heater? Do you take long showers? How about setting a timer and

making a behavioral change? Do you let the hose run when washing the car? Paying attention to uses like this and consciously turning off the water when not in actual use is the wise thing to do.

In regards to point number 2, as homeowners we must plan for the increasing cost of living. Budgeting is one way I do that, cutting back on some of the fun stuff while I plan for increases in the bills that have to be paid. One thing I'll be doing soon is getting a less expensive phone and data plan. I also installed a drip system in my yard; this allows me to water consistently, in smaller amounts and when it is cool outside.

I'm of the opinion that small measures can add up to large savings. That's why we save our bottles and cans for the Landscape Fund: to collect dimes towards re-beautifying the Riverwood common areas with new plants. Just like recycling to help save the planet, we can all take small steps to use our water more wisely.

In conclusion, please do whatever you can to save water in your daily life here at Riverwood. Be creative: use dish rinse water to clean outdoor furniture. Capture water while waiting for it to heat up and use that to water plants. Think of things you can do to become a water-wise resource user. Share your ideas, through word-of-mouth or through the newsletter. And plan for the upcoming increase in the monthly HOA fee. "If you fail to plan, you are planning to fail." (Benjamin Franklin)

Looking for Something?

This is a space where you can advertise things for sale, freebies, services, requests, etc.

Jann: Bird of Paradise for sale. This plant no longer fits my home. It has an anthurium in the same pot. I rescued it from the side of the road with just one leaf and now it needs a home with a little more room. Asking \$75 (cost of pot, fertilizer, care and anthurium!). Please call or text 503-880-1364 with questions or to claim it!

Laurel: Laurel McAfee is looking to borrow a **scanner that will scan both sides of a document at once**. She is scanning every archived HOA document: Board Minutes and Annual Financials. The single-side scanning is a slow process!

Jann: Looking for a house cleaner...someone who does a thorough job and charges a reasonable fee. Please call or text 503-880-1364.



Volunteer at Riverwood-It's Good For Everyone!

Neighborhood News

Tax increment financing (TIF) districts in Portland have been instrumental in implementing ambitious land use plans. TIF resources have facilitated investment into regional assets and infrastructure like light rail, the Oregon Convention Center, and the East Bank Esplanade. Recently, Prosper Portland has used TIF in innovative ways that focus on people. The creation of the [Neighborhood Prosperity Network](#) (NPN) and the 2022 creation of the [Cully TIF District](#) are two examples. Significant community engagement, leadership, and outreach informed both these efforts.

City Commissioner Carmen Rubio, who oversees the Community and Economic Development service area, has directed Prosper Portland and the Portland Housing Bureau to partner with the community in a broad TIF

exploration process for East Portland, inclusive of the area around 82nd Avenue. She has also directed the agencies to advance the work as far as possible before the change in City government occurs at year-end 2024.

Exploration discussions have honored and will continue to build upon years of community planning efforts (e.g., [East Portland Action Plan](#), [People's Plan](#), [Parkrose Community Plan](#)) to identify which types of community aspirations and needs might be eligible for TIF funding, and which are not. Potential outcomes of the exploration process include the creation of one or more new TIF districts, no creation of districts, or simply a message that the partners need more time for exploration.

To begin, Commissioner Rubio has appointed an East Portland TIF Exploration Steering Committee. Members from public institutions and partners represent affordable housing, economic development, and nonprofits. The committee also includes individual community members (e.g., small business owners and residents). Besides holding a broader conversation on vision and strategy, they will help guide the TIF exploration process. Geographically specific working groups will primarily conduct that process.

• **The Process**

- Establish the East Portland TIF Exploration Steering Committee
- Create TIF District Working Groups
- Engagement & Exploration
- Create TIF District Plans and Reports
- Create TIF Governance Structure(s) and Charters
- Elected Outreach
- Finalizing Proposal
- Public Approval Process
- Establish Leadership Structure
- Create Five-Year Action Plan

Engagement Opportunities

- Attend a Steering Committee meeting
- Engage directly with project staff:
- email us
- join us for regularly scheduled office hours via Zoom from 9 – 10 AM on the [first Thursday](#) & [third Thursday](#) of every month
- invite us to attend, or present at, a meeting for your organization
- Check this page periodically for information on upcoming open houses and/or focus groups.
- Complete this survey to provide feedback and input

Parkrose-Argay Opportunity Coalition: (OldKmartOpportunity@send.mailchimpapp.com)

- **Prologis Warehouse Latest:** Case moves forward! Efforts to get the construction permit pulled continue. The case remains before the Oregon Land Use Board of Appeals (LUBA). Prologis' representatives had asked for the case to be dismissed. LUBA ruled the case can go forward meaning that the argument being put forward by CRAG lawyers is worthy of going before LUBA. That's great news! Thanks to CRAG Law Center, 1000 Friends of Oregon, Neighbors for Clean Air and Northwest Environmental Defense Center for all their work
- **Parkrose students are making themselves heard:** Parkrose Middle school students took action to oppose the Prologis warehouse distributing and signing postcards stating the numerous reasons they are against a Prologis freight warehouse across the street from the school. Arrangements are being made for the students to deliver those postcards to City Hall in May. Parkrose High School students held an Environmental Justice Fair expressing the many other uses for the site that would help neighbors rather than a warehouse that benefits out of state investors. **A huge thank you to Parkrose students for all their actions! GO BRONCOS, GO!**

Student video about postcard campaign: <https://www.youtube.com/watch?v=HSocm2cK60U>

Argay Terrace Neighborhood Association:

Join us May 22nd at 6:30pm at the Fire Station on 4800 NE 122nd for a general discussion about the neighborhood becoming a Prosper Portland/Portland Housing Bureau **Urban Renewal Area**.

The idea is to take a portion of future property tax and have it go towards funding of future "bricks and sticks" projects in the district. There would be a community-led committee that would express the desire of what the

neighborhoods would like to see in 5 year action plans. Ultimately it is the city council who will have the final decision. The money is divided between Portland Housing Bureau and Prosper Portland. Portland Housing Bureau: 45 percent - housing stability and building affordable housing at a 30% - 60% Average Median Income (AMI) level. Prosper Portland: 55%- business stability and building affordable housing at 80% to 100% Average Median Income. The agreement is for 20-30 years. Funds do not go towards infrastructure, parks or schools.

The greatest amount of new housing in the next 20 to 30 years will occur in Argay Terrace with the potential development of the privately held farm fields along NE 122nd and NE 147th. In the Parkrose Community plan, which did not have representation from the Argay Terrace community, the farm fields were identified as a location for affordable housing of varying sizes.

Where to find out more:

- Watch this [YouTube video](#) explaining the TIF district project.
- Further reading can be found [here](#).
- Take the TIF survey [here](#).
- Contact Prosper Portland Staff [here](#).

Luwit View Garden Volunteers: Volunteers worked at Luwit View Park on April 25th and will continue to tend the community garden on the 4th Thursday of each month from 9am to 11am. Thank you to the 5 community members and 2 City of Portland park employees who helped out - in the rain! **The next volunteer session is Thursday May 23rd, 9am to 11am.** Interested in helping out? Volunteers should bring gloves and small gardening tools for weeding and pruning. The park will provide long-handled tools, tarps and anything else we need. Contact Cathy Ferrari if you're interested in joining.



Argay Terrace Neighborhood Association appeals Noise Variance: **2:30am construction start time?!?** How's that being a good neighbor??? Cornice Construction/Prologis asked for a noise variance from the City of Portland in order to do work from 2:30-7am for seven days during the month of May. **The city granted 4:30-7am.** Argay Terrace NA filed an appeal to revoke the variance with the city's auditor's office. No one living next to a construction site should have to put up with work taking place at 4:30am. Once again the city and the companies are ignoring that there are people who live here, that this is a residential neighborhood. The rules around construction are Mon-Sat 7am-6pm. If you live near the site and feel noise levels are higher than allowed or there is work that takes place out of hours, feel free to call 311 and ask how to file a complaint. <https://www.portland.gov/bds/noise/documents/construction-noise-regulations/download>

Prologis: **Save the Date: May 29 - Rossi Barn - 6:30pm.** **Portland's new government:** Portland City Government is changing and the way Portlanders' vote is changing too. Portland Government Transition team members and Multnomah County voting team members will be at this event to explain the changes and answer questions. Food and drink provided courtesy Joe and Gabrielle Rossi. Sponsored by Rossi Barn/Parkrose NA and Argay Terrace NA.

Save the date: June 22nd - Event at Argay Park - Time TBD

REMEMBER: Newsletter articles, ads, etc. are due by Noon, on the 20th. Send to: rwh.news@gmail.com

Thanks to those who contributed to this month's newsletter: Kris Clarke, Elise Morgan, Lisa Dashiell, Laurel McAfee, Shirley Piel, Lynn Young, Cindy Zinn, Parkrose Neighborhood Association, Argay Terrace Neighborhood Association, Parkrose/Argay Opportunity Coalition..