

THE ENCORE CONDOMINIUMS

1500 NE IRVING STREET, SUITE 414
PORTLAND, OREGON 97232
503-222-7076

December 3, 2012

Dear Fellow Encore Owners,

Your Association's Board of Directors and Committees would like to wish you Happy Holidays and to provide you with a brief update.

Our finances are in good shape and we have been able to provide a couple of small conveniences for the building: more cargo carts, an industrial cart for toting heavy items and (soon) additional trash cans in the garage. A larger convenience will be the ability to specifically call the freight elevator (#3) to the residential floors in order to go directly to the service lobby and trash compactor/recycling room. The new dedicated elevator buttons will be installed sometime in January and should encourage all to recycle as well as using the service entrance for pets and bikes.

Speaking of bikes, the issue of bicycle storage has occupied much time on the part of your Board and all three Committees since turnover. At present, there is accessible garage storage for only about 70 bikes but owner demand for twice or even three times this amount. Your Operations Committee has located space for approximately another 20 bicycles in generally accessible garage common areas and we are purchasing and installing racks for those spaces. There is the possibility of adding more racks in garage common areas that are only accessible through adjacent parking spaces but this raises several practical, legal and aesthetic issues that require more study.

Meanwhile, there is a serious problem with the use of current bike storage racks. These racks, and the spaces that they are in, are owned by the Association on behalf of all Unit Owners and the Board has decided that they should be allocated to owners in as fair a manner as possible. These racks have previously been occupied on an ad-hoc basis that has resulted in some owners having several bikes on racks, many racks holding bikes that are very rarely used or even abandoned and recent new owners having no opportunity to store their bikes in the garage.

The new Encore Bicycle Policy, adopted by the Board of Directors at the November 29, 2012, includes the following points (details can be found in the forthcoming publication of the Bicycle Storage Rules and Regulations):

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1. Owners are limited to garage storage of one bicycle per Unit unless there are unused racks. Other bikes are to be stored within their residential unit, their storage unit or offsite.
2. Reallocation of the current (90) racks will be facilitated by a lottery system.
3. A waiting list will be maintained for those who are unsuccessful in the lottery, those who subsequently desire a storage rack and for new owners.
4. A one-time \$100 registration fee will be charged for those bikes allocated a rack space via the lottery in order to defer its costs, deter owners who make little use of their bicycles and to fund future bicycle storage solutions. A subsequent \$20 annual fee will be charged for all bikes stored in the garage to defer rack maintenance costs.

The Board would like to thank all of the Unit Owners and Committee members who participated in developing this initial plan to address the current bicycle storage problem. Particular thanks go to Curtis Holloway for keeping the issue at the top of our agenda and for providing a wealth of data on garage spaces, storage options and owners desires, to Ben White for sorting through installation challenges and expediting additional rack placement and finally to Kathy Baker for almost single-handedly sorting through the details of the rules and regulations required.

Best regards,

Joe Eberhardt, Dave Twyver, Clayton Lloyd, Jim Nelson, Brent Baker, Gene Halverson and Sue Miller