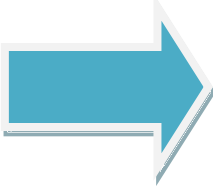


Royal Arms Seasonal Newsletter

ROYAL ARMS BOARD OF DIRECTOR POSITION OPEN



As of May, 2018 a director position on the Board is open. The term begins immediately and continues through elections in 2020. Please consider joining Nancy, Brad, Pat, and Ed on the Board of Directors. It's a great opportunity to help our community become stronger.

If you are interested, please contact CAP at 503.546.3400 or info@capartners.net

You may also contact any Board member.

COMMITTEE POSITIONS OPEN TOO!

Two committees exist within the Royal Arms community. If you are interested in serving on committees listed below, contact Pat Mainella, Board Secretary, at pmain44@aol.com

In Brief...

2018-2019
BOARD
MEETINGS
6:30 pm
Royal Arms Lobby
Wed. Aug. 15, 2018
Wed. Nov. 14, 2018

ANNUAL
MEETING
6:30 pm
Wed. Feb. 20, 2019

Positions Open

- Board of Directors
- Communications
- House Committee

1. The **COMMUNICATION** committee's purpose is to work with the HOA Board to inform, engage, and educate residents regarding issues important to their understand of, and participation in, the community while promoting and maintaining positive lines of communication with owners. All communications will be subject to Board review.
 - Reports to the Board of Directors
 - Develops and maintains the community comment box
 - Works with the management company to provide and update neighborhood information on the website and through annual newsletters
2. The **HOUSE COMMITTEE** works to ensure the beauty of our community. Committee members are not required to maintain the common areas themselves but are responsible for making sure that whatever work is requires is defined and completed in an efficient and satisfactory manner.
 - Reports to the Board of Directors and consists of at least two homeowners
 - Oversee the maintenance, upkeep, and improvement of the interior common elements used by all owners
 - Manage and supervise the contract landscaper responsible for maintenance of the exterior common areas
 - Revises documents as needed

Royal Arms Website

royalarmsnw.com

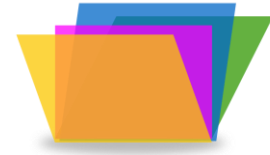
ROYAL ARMS MANAGEMENT COMPANY

Community Association
Partners, LLC (CAP)

12190 SW 1st St.
Beaverton, OR 97005
503-546-3400
info@capartners.net

The Royal Arms website includes a variety of information for owners and residents. The main page contains the headings: *ABOUT US, NEWS AND EVENTS, COMMUNITY, CONTACT US, RESIDENTS*. Owner information is provided under *RESIDENTS*. Click on *RESIDENTS* link and enter password: 1829nwlovejoy
Information provided includes:

- Current Board of Directors
- Current Community Memos
- Resident Forms
- Governing Documents
- Resolutions and Rules
- Insurance Documents
- Approved Budget
- Reserve Study and Financial Reports



*Did you know?
Be a good neighbor!*

BIKE ROOM INFO

Each owner who wishes to store a bicycle in the Bike Room must contact CAP in order to complete a bicycle registration form and obtain a permit.

The Board performs a quarterly audit of the Bike Room to see if there are any bikes lacking a permit stored. Any bike that does not have a permit is subject to removal and/or donation.



LEASING OR RENTING

Owners have the right to lease or rent their unit, provided that rentals are not used for transient or hotel purposes. ***As such, rentals for less than 30 days are not permitted.***

SMOKING

Cigarettes, cigars and other smoking materials shall not be extinguished or thrown in walkways, stairways, sidewalks, grounds or other common elements or limited common elements nor shall anything be thrown from any window, balcony or patio. No smoking in the common areas of the building or within 10 feet of the premises.

PETS

--Pets are limited to dogs and cats only (weight limit of 70 lbs.).

--All pet owners and renters are required to complete the Pet Registration Form and submit it to CAP at the time the pet starts residency at Royal Arms.

--All appropriate licenses must be kept current.

--All pets must be carried or walked on a leash when inside the common areas.



Restaurants in Our Neighborhood Owner Recommended

There are many restaurants in Northwest Portland. The places listed below are well-known by residents of Royal Arms. Try happy hour if you want just a taste of the menu.

Have a favorite not on the list? Let us know at our next Board meeting on August 15!

Bamboo Sushi NW · 836 NW 23rd Ave
 Bar Mingo · 811 NW 21st Ave
 Besaws · 1545 NW 21st Ave
 Bibi2go · 1019 NW 23rd Ave
 BRIX Tavern · 1338 NW Hoyt St.
 Cafe Nell · 1987 NW Kearney St
 Caffe Mingo · 807 NW 21st Ave
 Cider Bite · 1230 NW Hoyt St.
 Escape from New York Pizza · 622 NW 23rd Ave
 Fish Sauce · 407 NW 17th Ave
 Gastro Mania Deli · 1986 NW Pettygrove St
 Justa Pasta Co. · 1326 NW 19th Ave
 Kells Brew Pub · 210 NW 21st Ave
 Ken's Artisan Bakery · 338 NW 21st Ave.
 Kornblatt's Deli · 628 NW 23rd Ave
 Le Happy · 1011 NW 16th Ave
 Lela's Bistro · 1524 NW 23rd Ave
 The Matador · 1438 NW 23rd Ave
 Marrakesh Restaurant · 1201 NW 21st Ave
 Mediterranean Exploration Company · 333 NW 13th
 Nell's · 1987 NW Kearney
 Olympia Provisions · 1632 NW Thurman St
 Paley's Place Bistro & Bar · 1204 NW 21st Ave
 Pok Pok NW · 1639 NW Marshall St
 RingSide Steakhouse · 2165 W Burnside
 Serratto Restaurant · 2112 NW Kearney St
 Solo Club · 2110 NW Raleigh St
 St. Jack · 1610 NW 23rd St.
 Swagat Indian Cuisine · 2074 NW Lovejoy St
 Thai Bloom · 333 NW 23rd Ave
 The Fireside · 801 NW 23rd Ave
 The Waiting Room · 2327 NW Kearney

