



10725 SW Barbur Blvd., Suite 350
Portland, OR 97219
C21turner.com
Office 503.297.1014
Fax 503.297.1585

Welcome to Twenty-One Irvington Condominiums!

Dear Resident,

CENTURY 21 Turner Properties is the management company for the Twenty-One Irvington Condominiums Homeowners Association.

Our address is: CENTURY 21 Turner Properties
Community Management
10725 SW Barbur BLVD, Suite 350
Portland, OR 97219

Our office is open Monday through Friday, between 9:00 AM and 5:00 PM.

You can reach us at: Phone Number: 503-297-1014
Fax Number: 503-297-1585

General Questions and/or Concerns:

Association Manager HOA@C21Turner.com

For EMERGENCY REPAIRS, call (971) 344-3148.

Emergency repairs include water leaks, water intrusion or lack of water. Please contact your local utility company first to determine if their services are temporarily down.

HOA Website:

To access your community's pages, visit www.C21Turner.com, click the "HOA Websites" link and select "Twenty-One Irvington Condominiums TWC" from the list.



There are two important governing documents adopted by your community to ensure the peaceful and orderly use and enjoyment of Twenty-One Irvington Condominiums:

1. Bylaws
2. Rules & Regulations

These documents are available on the website, and your landlord is also responsible for providing you with printed copies.

Here are a few more friendly reminders from the Board of Directors that have been helpful to other residents:

Community Living

Parking- Each parking space is assigned to a specific unit (but not all units have a parking space included). Please check with your rental agent or the unit owner to determine where you are able to park safely. Please also remind your guests about parking limitations before they arrive.

While some residents do not own a vehicle, their assigned space is reserved and must be kept available at all times.

Quiet Hours- 10:00 PM – 8:00 AM Sunday through Thursday,
Midnight – 9:00 AM Friday and Saturday.

Lights- At night, please help keep our community safe by leaving porch lights on.

Recycle Bins- Please flatten your recyclables (such as cardboard boxes), to help make room for everybody's recycling.

Compost- Our complex has a community compost bin for food scraps, available through the City of Portland. Residents are HIGHLY encouraged to use compost instead of putting ANY scraps down the drain (please see page 3, regarding "Old Pipes and Garbage Disposals").

Bike Racks-

- *Ground Level:* Outdoor bike racks on the ground level are intended for residents who use their bikes on a daily basis.
- *Basement:* All residents are welcome to lock their bikes in the basements. Please notify CENTURY 21 Turner Properties regarding the color/brand of your bicycle. Twenty-One Irvington keeps an inventory so that the racks do not become overfilled. Abandoned bicycles are periodically donated to charity.

Basement Storage- All storage items must be kept inside your assigned storage locker in the basement. Please do not store anything outside the locker, or discard unwanted items in the basement.

Older Building & Shared Walls

Our complex was built in 1966, and so with that, we have a few recommendations for all residents to help keep our property safe and prevent possible damage from unforeseen circumstances:

Original Windows- If your unit still has the original windows, please keep the outside window closed when it's raining. If left open, excessive water can damage the exterior walls.

Lint in Dryers- If your unit has a washer and dryer, please clean out the lint trap after every use. This greatly reduces the risk of fire.

Old Pipes and Garbage Disposals- Please be VERY careful what goes down your kitchen drain and garbage disposal. Because the pipes are over 50 years old, they are prone to clogging. There have been recent clogging incidents which affected multiple units.

We found the following information to be helpful to all owners in preventing problems:

1. Please use sink strainers to catch food scraps. Then either compost the scraps or place them in the garbage.

2. Please take care NOT to put these items down the drain:

- **thick foods:** such as potato peels and pieces of meat
- **starchy foods** that can swell and clog the drain: such as pasta, rice, quinoa, potatoes and beans
- **fibrous and stringy vegetables:** such as celery, rhubarb, asparagus, artichokes, chard, kale, lettuce, onion skins, and carrots
- **grease, oils and fats** (these can solidify in the pipes)
- **coffee grounds, pits, seeds and egg shells**

3. Garbage disposal tip: Grind food waste with a strong flow of **cold** water.

After grinding is completed, turn off the motor and let cold water run for **at least** 15 seconds. The cold water will cause any grease or oils that may get into the disposal to solidify, so that it can be chopped up before reaching the trap. Please don't use hot water, as that will cause grease to liquefy and accumulate, causing drains to clog.

4. **PLEASE** do not use harsh chemicals (such as Drāno) to clear the bath or sinks, as they are corrosive to blades and pipes. Borax is a safer alternative.

Thank you for your cooperation!

Sincerely,

Twenty-One Irvington Condominiums Homeowners Association
Board of Directors
CENTURY 21 Turner Properties