

Letter to the Membership

9900 SW Wilshire St. Ste. 109

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Why the spring election is important.

At this year's election in May, there are three Board positions open. The Board members currently holding those positions will be running for re-election.

One of the current Board members, who is not up for re-election this year, has announced that he is working with some other homeowners to defeat the incumbent directors, presumably by electing other candidates they have chosen and which, if all were elected, would give them control of the Board. They use as their slogan that they want to defeat the "legacy board." It is not clear what they mean by the use of the word "legacy" in this context as none of the incumbents have been given their position on the Board by any mechanism other than election by the homeowners. Rather all the current directors are on the Board because they volunteered to run and were elected, and they continue to volunteer their time and service.

During the past year, the Board has been subjected to an extraordinary level of antagonism from some homeowners who are hostile to the Board. It appears that many of these homeowners are a part of the group which seeks to unseat the current three Board members who are running for re-election. That group has not announced a specific agenda. What is apparent is that members of this group are hostile to the current Board and seek to change how the Association operates. Some have suggested that the Association should discontinue its efforts to enforce its Restrictions against some homeowners; some appear to believe that it would be better if the Association ceased to exist. The current Board member associated with this group has disclosed his desire to be elected president.

There may also be homeowners running for election that are not part of this group. All nomination forms have not yet been submitted, and it is not yet known who will be running as candidates. The current Board is not attempting to infer any particular candidate's intention or to interfere with any person's effort to run for the Board, as new volunteers are usually hard to come by. Our goal is simply to caution the overall membership that there is a group potentially working in opposition to the Association and that all homeowners need to carefully consider this election.

We see three possible general outcomes from the election:

1. The incumbents are re-elected. If this happens, the Association will continue on its current course with gradual, considered improvements being made over time.
2. One or two directors are replaced by candidates that **genuinely support** the Association. Some change may happen. Minor shifts in direction may occur with no real risk to the Association.
3. Two to three directors are replaced by candidates that are hostile to the Association or who are unqualified to be effective directors. The Association becomes at **significant risk**.

We currently have a single director working in opposition to the Board. This has been a significant distraction to the Board's normal processes and activities. The risk in the third outcome above is that a Board hostile to the Association or unable to effectively operate the Association would reduce or eliminate the power of the Restrictions.

Why are the Association and the power of the Restrictions important?

The Metro region and State of Oregon are looking at encouraging higher density housing by altering statewide zoning laws. If zoning laws change, the only thing that would protect our single-family status is our Restrictions. Consider how the value of your house will increase as the availability of lower density housing in the region decreases.

If the Restrictions are removed, consider if you would want it possible for your neighbor to tear their house down and put in a duplex, triplex, tall townhouse, or multiple houses. Consider if you would want Airbnb or short-term rentals allowed in our neighborhoods. Consider if you would want visible commercial activity in the neighborhood.

Take a drive and look at some of the neighborhoods just outside of the Association. Note the unsightly yards, inoperable cars, RVs, and things covered with blue tarps. Consider if you would want that in your neighborhood.

The candidate statements will be in the April mailing. Be sure you read them and clearly understand and believe each candidate's qualifications, position, and intentions.

If you are unhappy with the makeup of the Board, new members can of course be elected, but please be sure you understand and agree to whatever change is actually on this group's agenda.

If you support the Association and what it stands for, either vote for the incumbents or for other candidates that you are confident have the best interests of the Association in mind.

Historically only about one third of the members in the Association vote. Since the future of the Association is at risk – make sure you vote – we do not want to change directions due to apathy. The Association is a great place to live, let's keep it that way. Please fill out your proxy and mail it in or attend and vote in person at the annual meeting. Do not give your proxy to someone else and let them decide the future for you.

Board members Mark Swan, Rex Wheeler, Pamela Fielder, Chris Musolf, Steve Robinson, and Les Fisher



CEDAR HILLS READY!

Neighborhood Disaster Preparedness Event

SAVE THE DATE! Saturday, April 27th, 2019 10am-4:00pm

Cedar Hills United Church of Christ, 11695 SW Park Way, Portland 97225

Cedar Hills volunteers with help from QuakeUp, CERT and other public agencies, have organized an event with support from emergency responders.

Demonstrations - Tips and Resources - Step-by-step plan - Expert speakers - Games - Raffle Prizes!

For more information:

Visit us at

<http://tinyurl.com/cedarhillsready>

Email

info.cedarhillsready@gmail.com

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[@CedarHillsReady](https://www.facebook.com/CedarHillsReady)

Please Join Us!

Homes Association of Cedar Hills

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New Member Meeting March 28, 2019

The Association is having a New Member Meeting on **Thursday March 28 at 7:00-9:00pm**. The meeting will be held at the Association office, 9900 SW Wilshire St. Ste. 109, Portland.

This is an introduction to the Homes Association, with a discussion of the Community, the CC&R's and the upcoming Annual meeting. This is open to all members. Coffee will be available.

Call 503-292-1259 to reserve a spot. Looking forward to seeing you there.