

Homes Association of Cedar Hills

Is dedicated in preserving the livability of our neighborhood since 1946

W W W . C E D A R H I L L S H O A . O R G

P r e s i d e n t s M e s s a g e

Cedar Hills is made up of 2114 homes and their owners. In this past year we have welcomed in 75 new owners. For any member interested in finding out more about our association we are holding a "NEW MEMBER" Meeting on May 9th. As we enter our 67th year as an association of home owners I am finding that education and communication are becoming the most needed functions to participate with our members in. We live in a section of Washington County that is more urban than rural and have joined together to provide much of what we would normally expect from a city. I am constantly impressed whenever I drive into the Association at the care, attention

and pride that is evident in our homes.

This year the franchise for garbage service at Cedar Park Middle school passed to PRIDE Disposal. As I negotiated the terms of our clean up day with Pride I became aware that we may be the only entity to provide such a comprehensive neighborhood clean up day in the entire city. Some of the equipment may look different this year and please be patient with us as we work out the bugs.

The County will be working on installing sidewalks on portions of 124 Ave and Fairfield Street this summer. This project will improve the safety of pedestrians in the area and will narrow 124th Ave to the size of a regular residential street.

The County met with homeowners and the Association earlier in the year to explain the project and minimize the impact. Please consider using another route once the construction starts.

Help is needed with traffic control for the Fourth of July Parade. Let me know at mark.swan@cedarhillshoa.org if you would like to help.

The Streetlight project is currently on hold waiting meetings with the individual neighborhoods. Thank you to all who contributed their feedback.

Mark Swan

C l e a n u p D a y C h a n g e s

The Cedar Hills Cleanup Day is a long standing tradition for the members of the Homes Association. We are fortunate to have the spacious parking lot at Cedar Park Middle School available to us. Our Cleanup Days help keep the neighborhoods clean and clear of the many cumbersome objects that home ownership so often brings. For the many years that the Association has offered this benefit, the general format has remained the same but this year we are getting the opportunity to work with a new Disposal Vendor. We will be working with PRIDE Disposal to handle our clean up needs. Please be aware of any changes to the flow of the traffic and the placement of the dump sites. As always we will have volunteers directing traffic and helping to unload. We thank you for your understanding as we work out a new routine.

The Donation truck was an experiment that was tried for several cleanups and was found to be lacking in support. That donation truck will not be returning this year. Please feel free to continue to donate your usable surplus to the many charities that surround us. We will be offering a Shredder truck for the destruction of your confidential documents. This will be available for 2 hours from 11:00 AM till 1:00 PM. Bring your papers enclosed in a cardboard box or suitable plastic bag. Now is the time to get rid of those 1980 Tax forms in the corner of the Garage. There will be a "Fun Run" happening in the neighborhood Saturday morning, west of Cedar Hills Blvd, so look for signage as a few streets may be closed or detour during the morning hours. For more details, a map of the Run is on our website under Community Corner.

Spring Cleanup May 18, 2013

Spring Cleanup Day is May 18, 2013. You will find your notice enclosed. Please bring it with you for identification purposes. **There have been a lot of changes with cleanup in the last couple of years, besides not accepting hazardous wastes, propane bottles, paints, batteries, solvents, pesticides, thinners, and tires, we do not accept any electronics, TVs, monitors, computers, small engines, or appliances.** As usual, the Scouts will be

helping. Their information is located on the back of our notice. Even though yard debris recycling is available every other week through our garbage service, this is an excellent way to get rid of excessive yard debris and other unwanted items. **We will also be having a SHREDDING TRUCK for confidential documents 11-1.** We expect to have a busy day and hope to see many of you there.

Remember, cleanup is not limited

only to "yard debris" so be sure and check your garage and back yard for unwanted items you no longer want.

This is an excellent opportunity to remove the old fencing from your fence project or deck replacement

After reviewing the clean up notice, if you have questions, please feel free to contact the office at 503-292-1259 or email us:

office@cedarhillshoa.org

Maintenance at the Storage Park

Our Storage Park is scheduled to undergo some major maintenance this summer. The lower half of the parking area will be graded, graveled and remarked. This will address some long standing drainage issues and maintenance of the roadway. Money has been set aside. What this means to you is if you are a Tenant, you will receive notice to relocate your vehicle outside of the storage park during the construction period, and if you choose to have your vehicle within the Association, the rules for these vehicles will be relaxed for one week. If you are an Association member who does not use the storage park, then you may notice vehicles in the neighborhood during the construction period.

New Member Meeting May 9th.

The Association is having its New Member Meeting on Thursday May 9th at 6:30PM. The meeting will be held at the Fellowship Hall of the Cedar Hills United Church of Christ, 11695 SW Park Way, Portland. This is a 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 served and you are invited to participate in a desert potluck. Call 503 292-1259 to reserve a spot. Looking forward to seeing you there.

Community Corner

This is an introduction to Community Corner, which is a new resource page on the website offering information that has been provided by homeowners or neighboring businesses as a community service. Homeowners in the neighborhood have passed on contact information for local contractors they have used. Also you will find a resource to SPECIALS local vendors are offering to members of the Homes Association of Cedar Hills. Below are two opportunities being offered to the membership.

The Association uses On Point Credit Union for its banking needs. A benefit of this relationship is that Association members have access to a preferential level of membership within the Credit Union. Please see the flyer in the newsletter or the Community Corner page for more information.

Agia Sophia Academy offers for Cedar Hills HOA Members only a Free Application! Apply for either our Montessori Preschool or our Elementary Program and receive \$50 off your application fee!

Complete information is available on our website www.cedarhillshoa.org/communitycorner.

Solar and Energy Efficiency

Last year, the Homes Association of Cedar Hills partnered with a vendor from one of the “solarize” projects in Portland and with the **Cedar Hills United Church of Christ** to present information to our members about “going solar”. This year, the Church is again inviting us to join their members to learn about solar energy and energy efficiency.

The church and the **Cedar Hills Kindergarten and Preschool** are teaming up with Solar City (a multi-state vendor with a large local presence). to present on **Wednesday, May 15th, at 7:30PM and again Sunday, May 19th, at 2:30PM, in the Fellowship Hall of the church (11695 SW Park Way)**. Membership of the Association are invited to attend. The presentation will include how solar works, energy efficiency solutions, and the current offerings available through Solar City. The same incentives being offered church members will be made available to our members, including free energy audits for most homes built before 1993.

No one in the association is required to use Solar City – there are many qualified solar energy and energy efficiency improvement providers – but this meeting will be a good opportunity to get information that can help you make a decision about whether this is right for you and your family. If you cannot attend one of the scheduled meetings, Solar City (contact Omri Franco @ 503-944-9585) will be happy to meet with you privately (identify yourself as a member of “HACH” and you will get the same discount being offered the group).

Generating solar energy is great, but homeowners should always be thinking energy conservation too. The Energy Trust of Oregon has many resources for homeowners: financial incentives, promotions, free energy audits, lists of qualified vendors (including Solar City), etc. It’s a great place to start if you’re thinking about conserving or generating energy. Don’t forget, you still need an Association building permit to install solar panels (see our published policy on the HACH website).

Lawn Care

Spring is the perfect time to think about lawn care. Here are some tips for maintaining your lawn without chemicals.

- Set your mower as high as it will go, 3”- 4”. Grass and weeds are in competition for water and sun. Taller grass will shade out many weeds, especially baby weeds trying to get established.
 - Water infrequently and deeply when your lawn starts looking brown. This encourages the roots of your grass to grow deeply, creating stronger grass that can crowd out weeds.
 - If you need to use a fertilizer, use an organic fertilizer. Chemical fertilizers contain salt. Salt will eventually kill your soil.
 - If your soil is poor, improve it by adding compost and leaving your grass clippings behind; this will add organic material and nutrients to your soil.
 - Clover is a sign of low nitrogen in your soil; spreading an organic fertilizer will add needed nitrogen without encouraging clover.
 - Dandelions prefer a more acidic soil than grass, so sprinkling lime on your grass in the fall helps create a hostile environment for dandelions. Your grass will love the sweeter soil. **See the full article at richsoil.com/lawn-care.jsp**
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Fourth of July Parade

The annual Fourth of July Parade will be held at 10:00 a.m. starting at the Cedar Hills Recreation Center located on Park Way. Registration forms can be filled out when you arrive. See you there! Call Carolyn Moore for further information. 503-805-5927.

3rd Annual Neighborhood Garage Sale

Got too much stuff?

Is it too good to throw away at the Neighborhood Cleanup?

Sell it at the Third Annual Cedar Hills Homes Association Garage Sale.

We will do all the advertising, all you have to do is participate by gathering your treasures to your driveway and put a price tag on them!

Let’s join in for a Neighborhood Garage Sale July 13, 2013 .

www.cedarhillshoa.org

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H.A.C.H.

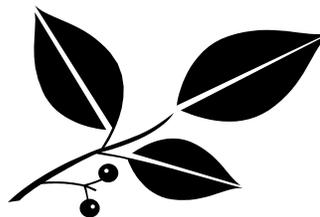
www.cedarhillshoa.org

The website for the Homes Association of Cedar Hills is www.cedarhillshoa.org. There you will find a lot of useful information. We hope folks will utilize the website as a resource about the Association. It contains information about board meetings and other events, the complete CC&Rs, permit information, board policies, frequently asked questions (FAQ's) and online payments are available now!

We're constantly looking to increase and improve the information on the site, so feedback to the office or the board is always appreciated.

Board of Directors 2012 / 2013

- Mark Swan, President
- Chris Musolf, Vice President
- Jen Holloway Smith, Treasurer
- Carrie Kirschner, Secretary



- Steve Lyon, Director
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- Rich Krueger, Director