



Homes Association of Cedar Hills



Dedicated to preserving the livability of our neighborhood since 1946

Spring 2015

Volume 2, Issue 1

President's Message

Our community continues to evolve. Many people have varying expectations of what a Homes Association means to them. More of our newer members come from smaller more intimate communities where the Homes Association is vital to the safety of their housing investment and look for our Association to take a high role in regulating their world. There are other members that favor a hands off approach, often pushing back at the Associations requests. It is always a fine line to walk between the two and this year both sides were vocal. I consider it a measure of success when I can hear from both sides of an topic. We even heard from a member who thought that the choice of paint colors was too wide and delivered the Board a color wheel with the suggestion that we limit paint colors across the Association to only their approved colors.

This year, we have had Fair Housing Act challenges within the neighborhood on several fronts. We are happy to say that The Homes Association follows all of the guidelines required under the Fair Housing Act, offering the opportunity for accommodation when requested. There are also a few vacant homes in the Association that are in the process of foreclosure. All of these pose special challenges when trying to figure out who the current owner is and how to keep the properties maintained.

Also this year we continue to have a few unelected members bullying the Board, constantly questioning the most basic of actions and causing the legal bills to run up while we meet their requests. The current office staff has spent sixteen years under the tutelage of the Associations lawyers and CPA to make sure we are doing all we need to do to be a good corporate citizen. Our legal counsel is the firm that drew up the original governing documents for the Association and continues to this day to be the legal resource for several other homes/homeowners associations in Oregon.

The storage park has undergone work the last two years, including the addition of landscaping to help soften the impact on the neighborhood. The last phase of renovation will be to pave the entrance this year.

We continue to welcome new members into the neighborhood as they bring with them new energy, new ideas and renovations of their homes. We as volunteers are fellow homeowners that are passionate about our neighborhood and we strive to continue keeping our neighborhood livable to the standards we have all become accustomed to.

Mark Swan

LED Street Lights

Beginning in the late fifties sidewalks and streetlights were installed in our neighborhoods with any new construction. Homeowners are responsible for the condition of the sidewalk and thru their association assessment pay an additional fee for the operation and upkeep of the system. New poles were installed over a decade ago and last summer we converted the system to LED lights to decrease the energy usage and maintenance costs. The new lights have prompted questions from members in the unlit areas about the association's role in providing lighting to the areas that have been unlit for sixty years. While the cost of operation is low the cost of installation is high. The enclosed survey solicits your opinion about how the Board might proceed with this opportunity.

Spring Cleanup May 16, 2015



Spring Cleanup Day is May 16, 2015. 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. 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

We are requiring that ALL yard debris be bundled in short efficient units so it can be easily and quickly unloaded into a drop box. Loads that are not well bundled will be turned away and asked to come back when they have an unloadable load. We will have a **shredder truck 10:00-2:00** for your sensitive documents. 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



Overgrown Sidewalk!

Spring is among us and people are getting a spring in their steps. If you have sidewalks, now is the time for you to walk the sidewalk around your property. Please check that none of your plants, shrubs or trees are growing over and blocking the sidewalk forcing people into the road. Also, make sure your tree branches are not hanging low thus making people to duck under them. Clear sidewalks are especially important for people who may be wheelchair bound, unsteady on their feet or for parents pushing strollers.

Why Aren't There Any Resolutions on the Ballot this year?



Last year was a busy year for resolutions: there were nine CC&R changes on the ballot. Each of those resolutions passed at the annual meeting with the required "super majority" "yes" vote (we didn't finish counting the votes until 11pm that night!). Several of those changes led to changes in existing policies or the creation of new policies to deal with new situations. Each policy requires a process of thoughtful research, drafting the proposal, discussion at Board meetings with possible changes, approval, legal review and eventual publishing (available on the HACH website or from the Office). Simple policies might be approved in one meeting with little discussion; complex or controversial policies may take several drafts/meetings. It's a surprising amount of work and the Board only meets once per month, so it does take time.

In addition to the policy work this year, Board members spent time on Storage Park improvements, Street Light conversion to LED, sidewalk audits, permit meetings, new member meetings and a couple of "community issue" houses (including legal consultations).

Rather than try to change CC&Rs without a clear agenda, the Board felt it was time to get more details on the high-interest survey results from two years ago. **You'll find a survey form along with your ballot for election of Directors. Please take some time to help us find out how the community feels about these issues.** This will provide direct input to next year's Board and the CC&R/Policy work that they do.



Trailer permits required

Last year the members (homeowners) within the Association approved the ability to permit bringing your RV, utility trailer, and boats etc. into the HOA boundaries and parking at your property on a temporary basis. Prior to the vote, none of the aforementioned vehicles were permitted within the HOA boundaries. Part of this agreement requires owners to contact the office for a permit. If you do not follow the policy to contact or notify the office, then you may receive a violation letter in the mail. Notifying the office can be as simple as a quick phone call for a 24-hour permit.

Please check the HOA website for the full policy and permit form:

<http://www.cedarhillshoa.org/policies/permits/permit-forms>

<http://www.cedarhillshoa.org/policies/board-policy>



What About Those CC&Rs?



Whether or not we were aware of the rules when we purchased our houses, each of us moved into an existing neighborhood with a defined standard for being neighborly. Whether or not we *like* the rules, each of us agreed to them by purchasing our house. Some of our neighbors like the rules, some wish they were even stricter, some don't like *all* of the rules, and some wish they simply didn't exist.

What are your options if you don't like a particular rule? You can work to change it, you can complain about it but comply with it anyway, or you can face consequences for not complying (fines, etc.). If the rule is part of the CC&Rs, any change has to be voted on by your neighbors at the annual meeting in May, with at least 75% approval needed to pass (last year we passed 9 Resolutions changing aspects of our CC&Rs). If the rule is Board Policy, you may be able to convince the Board of Directors to modify it (within the limits of the CC&Rs), during discussion at a monthly meeting.

Although the legalese of the Restrictions isn't very pleasant to read, each homeowner receives a physical copy when they purchase their home (and the most current version is available on the Association's website). New members also receive a new owner packet that contains a summary of the Restrictions that makes the basic rules easier to understand. If you've tried reading the CC&Rs and don't understand them, call the office to get a copy of the summary, and don't hesitate to ask if you have specific questions.



Why Doesn't the Association Enforce the Rules?

It's tempting to think the Association isn't enforcing the rules when you see a yard that needs maintenance, neighbors painting or constructing without a visible permit, etc. While you may see a potential violation (or even report it to the Office), what you don't see is the actions taken by the Office to enforce compliance to our Association CC&Rs and policies.

After noticing (or verifying a report of) an apparent violation, the Office sends a first letter about the issue. If the homeowner hasn't responded to the Office or corrected the violation in a week, a second letter is sent. If no response has been received by the end of the second week, a "final" letter is sent, advising the homeowner to correct the issue within two weeks, with an option to meet with the Board at the next monthly meeting to resolve the issue. If the homeowner still doesn't respond, the Board may begin fines or start other legal action, in order to gain compliance – there may be another letter sent.

[By the way, we've worked hard on these letters in the past few years. The first one tries to be friendly, but clear: there's an issue – please call the Office. The second tries to be clear about the issue, the homeowner's responsibilities to resolve the issue and potential consequences for inaction – PLEASE call the Office. The third sets a deadline and offers consultation with the Board. PLEASE COMMUNICATE!]

Last year, the Office sent enough letters (not associated with newsletter mailings) for each household to receive more than 4 letters – an average of more than 45 letters per work day. If you personally didn't receive any of those letters, realize that someone else is receiving (and possibly ignoring) them. The Office really is trying to enforce the rules!

What If I want to be a Director?



While Directorship is a volunteer effort, you can't simply volunteer for Director. This is a two year commitment: you must first be nominated by 10 Association members, *then* you need to be elected by a majority of the votes cast (and you need more votes than the "other guy" if there are more nominees than positions). The effort of being elected helps you remember that you represent your neighbors in helping to run the Association. Wearing the Director "hat" helps you remember to represent the Association to your neighbors.

The Association itself is run under the direction of the President – chosen by a vote of the elected Directors. The President is advised by the Directors, some of whom may have specific duties – Treasurer, Secretary, etc.

The following is a partial list of activities available for Board Member participation. We each have personal lives with varying amounts of time in our schedules and we each try to participate to our best ability:

- Board meetings are in the evening of the second Tuesday of the month – generally 2 to 3 hours, sometimes more, sometimes less. There is usually some material to be read before the meeting.
 - Permit meetings are each Thursday morning – from 1 to many permits each week, generally finished in an hour, sometimes more. Complex issues get pushed to the monthly meeting.
 - New Member meetings occur a couple of times per year – generally a couple of hours in the evening. This is a meet-and-greet to introduce new homeowners to our community, our CC&Rs and the Board of Directors. All members are invited.
 - Cleanup Day – twice a year on a Saturday, Spring and Fall, generally a 3+ hour shift (assuming there are enough volunteers). Prepare for the weather of the day.
 - Sidewalk audits – 2 or 3 directors will schedule time to walk, measure, mark and document issues with sidewalks on a rotating set of streets. The idea is to visit all of the areas with sidewalks over time.
 - Home visits – occasional meetings with homeowners to discuss complex permits, violations, proposals, etc. Two or three directors, three or four times a year.
 - Sponsoring change – policies or CC&Rs. These things don't change themselves. Someone needs to sponsor the idea, write the draft, make the argument and ask for a vote. Generally the work gets done in your "free" time at home. How much change do you want and how much time are you willing to put into it?
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H.A.C.H.

Homes Association of Cedar Hills
9900 Wilshire St. Ste. 109
Portland, Or 97225



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. Volunteers are needed! Call Carolyn Moore for further information. 503-805-5927. See you there!

6th Annual Neighborhood Garage Sale

Got too much stuff? Is it too good to throw away at the Neighborhood Cleanup? Sell it at the Fourth 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! Contact the office 503-292-1259 or office@cedarhillshoa.org if you want to participate. Let's join in for a Neighborhood Garage Sale July 11, 2015 .

2014 - 2015 Board of Directors

Mark Swan, President

Chris Musolf, Vice President

Kevin Marold, Treasurer

Pamela Fielder, Secretary

Rich Krueger, Director

Les Fisher, Director

Steve Robinson, Director

