



Homes Association of Cedar Hills



Dedicated to preserving the livability of our neighborhood since 1946

Spring 2016

Volume 2, Issue 1

P r e s i d e n t ' s M e s s a g e

The Homes Association of Cedar Hills continues to evolve as a highly desirable, close in Neighborhood. The developments of Nike to our West, Cedar Hills Crossing to the south and Cedar Hills Park in our center core are presenting opportunities to come together as a neighborhood and be both informed and to support each other. We exist as a community of single family homes in the center of increasing high density development. The Association acts as gathering point for all our neighborhoods to support and understand what we can do. There have been several neighborhoods that have already worked with Washington County this year for Traffic studies and road sign programs. Please continue to keep the Office informed of any new information you may receive that may affect the livability of our Neighborhood.

The Association runs on its elected directors. These are seven neighbors that give of their time every week to keep the Association current with its permits and to help things run smoothly. Some directors serve for a single two year term and some for longer. This year 2 directors are not returning to serve. I would like to give a big Thank You to Rich Krueger and Kevin Marold for their time on the board. They will be missed.

I have now served as Board President for 3 terms, I came to this position during a community discussion about chickens that had many people interested but not enough to change the rules that prohibit them. In this year's survey members are once again being asked about their interest and preferences of this friendly fowl. I strongly urge you to fill out and return your survey so the membership's attitude on this subject can be adequately gauged.

Mark Swan

S i d e w a l k s

Thank you, to the many folks who have worked on repairing their sidewalks in recent months! For those that didn't need to do any repairs, but kept them level, clean and clear of branches, thank you too! It's appreciated by the neighbors, mail carriers, folks just walking by, and Washington County too.

If you receive a postcard indicating that your street's sidewalks will be checked, take a look before the volunteers show up to measure and mark and you'll have time to submit an Association permit for repair before they get there. You don't have to "fix it tomorrow", just have a plan.

If you receive a letter that your sidewalk is out of compliance, you have some work to do – starting with an Association permit. Again: you don't have to "fix it tomorrow", just have a plan.

A quick review:

- A height difference of ½ inch or more needs repair
- "Ramping" the low side to match the high side is *not* an acceptable repair
- Grinding is allowed (although not encouraged), and needs to be "feathered" (13 inches of travel per 1 inch of height)
- Start with an Association permit, but a Washington County permit (and related inspections) *is required* to remove and replace sections of sidewalk
- If you have street trees, consider whether they need to be dealt with at the same time (you'll likely need to consult both an arborist and a cement contractor)

Review the Sidewalk and Street Tree policies on the Association website for full details.

Spring Cleanup May 14, 2016



Spring Cleanup Day is May 14, 2016. 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. 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



Garbage Cans (again)

It's easy: cans out Tuesday, cans back in Wednesday after pickup.



Got Rats?

Several neighbors have reported seeing rats in recent months (it's not just here in the Association, they're everywhere!). Some things to consider:

- Don't leave food out for your pets - rats will find it (so will the raccoons...)
- If you store birdseed for your feeders, make sure it's not where the rats can get to it
- Check your shed or other covered areas for signs of rats – they eat (or try to eat) just about anything
- Set traps if you find traces (you'll know it when you see it) – hardware stores carry many types of trap –rats seem to really like peanut butter (mice too!)

If you actually see a rat, realize there are likely *several* more that you don't see

Survey Results (cont.)



The Board has been reviewing responses from last May's survey as input to our discussions. Thank you all, for participating. Based on your thoughtful responses, here is the current status of the survey subjects:

Commercial Vehicles – the Board has prepared a resolution for May's ballot to change the CC&Rs to give local neighborhoods input to allowing commercial vehicles on their street. See the ballot item description for full details.

Front Yard Use – the Board has prepared a resolution for May's ballot to change the CC&Rs to modify front yard setback restrictions. See the ballot item description for full details.

Streetlights – the Board is discussing modifying the next budget's reserves for the purpose of installing new streetlights (an addition to the existing required reserves for maintenance of the streetlights we currently maintain). This is a budgeting process – no CC&R changes are required to do this. In addition, the Board needs to develop a way for homeowners to payback the installation cost. This discussion is complex and ongoing.

Other Comments: New Survey – the free-form, wide-ranging comments supplied by the membership gives the Board ideas for this year's survey. See the new survey for details and please complete and return your survey!



Angry at the Office?

We're all adults, right? No one likes to be told what to do – or to be told "no" – or to be told they've violated a rule. We like to be in charge of our own lives. But we all moved into an association of homes with a set of rules. And it actually works pretty well – look at the neighborhoods just outside our boundaries and compare.

The Office staff are employees of the corporation we're all members (shareholders) of. They keep Association business running (assessments, permits, reminders, newsletters, etc.) and try to enforce our rules consistently, without playing favorites (or picking on individuals).

The Board Members are elected from the membership and have an ethical duty to follow the rules that are in place. If there are rules that should be changed, the Board can create or update policy, but the policies themselves must fall within the allowed rules in our Restrictions. If the Restrictions need to be changed, the Board can propose those changes to the Membership.

The Membership is all of us. We agreed to live in the Association by buying our homes here (yes, it's true, some folks didn't know about the Association first, but that doesn't change the way things work). If you don't like a rule, remember you're one of over 2100 other opinions. If you convince a majority of the Board (4 or more Directors), a policy can be changed. If 75% of the membership agrees with a proposed change to the Restrictions, it can be changed. Don't act angry – start a conversation – we're all neighbors and live in the same Association.



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! Contact Carolyn Moore for further information. 503-805-5927. See you there!

5th. Annual Neighborhood Garage Sale July 9, 2016

Got too much stuff? Is it too good to throw away at the Neighborhood Cleanup? Sell it at the Fifth 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 9, 2016.

2015 - 2016 Board of Directors

Mark Swan, President

Les Fisher, Vice President

Kevin Marold, Treasurer

Pamela Fielder, Secretary

Rich Krueger, Director

Chris Musolf, Director

Steve Robinson, Director

