

## My Neighbor Has to Sign My Permit?

Think of the permit application as a conversation that begins with you and your neighbors, and ends (hopefully) in a yellow card from the Association to put in your window. The Board uses the permit application to document approval for many of the items called out in our CC&Rs (fences, additions, painting, RVs, etc.). Rather than keeping the conversation just between you and the Board, it seems a lot more neighborly to also include the folks that live next door.

The Association is not required to ask your neighbors for input, and the permit committee is not required to accept the “vote” of your neighbors, but having your neighbors sign your permit application is a system that’s worked well for many years. Even if your neighbor might not tell you what they *really* think about what you want to do, it’s much better to forewarn them than to surprise them. You’d probably appreciate the same treatment.

## Survey Results (part 1)

This year’s survey covered landscaping, chickens, RVs and the Cedar Hills Park/William Walker School project. The survey helps provide input to the Board as to what subjects may or may not need attention. The Board greatly appreciates the efforts of everyone who participated. 565 homeowners (30% of the Association) responded to the landscaping questions:

**Percent Green Standard** – a majority (57%) of folks felt there should be no standard percentage of green to non-green landscaping in the front yard.

**Percent Green Amount** – of those folks who do prefer a standard, about 30% recommended a green percent of 70% (the current standard) or more, with another 40% recommending between 50% and 70%.

As for chickens – we haven’t gotten there yet (wait for part 2). IF the survey indicates an interest, THEN we’ll vote on it NEXT year. Right now, NO chickens! (just to be clear...)

Homes Association of Cedar Hills

9900 SW Wilshire St. Ste. 109  
Portland, Or 97225

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## FREE ...

Back in 2014, the Association voted to give the Board the ability to approve signs in addition to those allowed specifically by the CC&Rs. The Board subsequently passed a list of additional signs (see the Association website for the signage policy) – “FREE” was one of them.

### As a reminder of current Board policy:

The “FREE” sign (and the thing it’s attached to) can’t be left at the street overnight,  
or for multiple days.

If the thing you’re trying to give away isn’t being taken away, please consider a different method...

Homes Association of Cedar  
*Summer News*

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

[www.cedarhillshoa.org](http://www.cedarhillshoa.org)

Phone: 503-292-1259  
Fax: 503-292-1148  
Email: [office@cedarhillshoa.org](mailto:office@cedarhillshoa.org)

## Those Little Yellow flowers...

Did you get a letter about your little yellow flowers? You're not alone (lots of letters have been sent this season). It's that time of year our (and maybe our neighbor's) yard is full of yellow flowers. They seem to grow overnight sometimes, but what's more likely is they were closed up and you didn't see them and walked right by/over them. These are false dandelions – they open up bright and yellow during the day, but close up in the afternoon so you have to look closely to find them when you get home from work.

At a minimum, you need to keep them mowed down, so they don't create seeds to spread to your neighbors. Unfortunately, mowing seems to encourage the plant to grow bigger and send up even more flowers the next time!

The better solution is to dig them out before mowing. They don't have a tap root, so they're relatively easy to pop out of the ground before mowing the rest of the lawn. You won't get them all in one shot, but you can put a serious dent in the population with relatively easy effort. A couple of mowings later, you won't see a sea of yellow.

## Policies

The Board of Directors regularly reviews and discusses policy ideas to help define our community standards within the framework of our CC&Rs. Approved policies are published on the Association website, to both inform the membership and to define the starting point for changing policy in the future. The following are policies recently approved by the Board:

- **Parking Strip Landscaping** – that strip between the curb and the sidewalk (if you've got one) needs to have *some* kind of landscaping besides just rock or bark. And while you're at it, your plantings should not impede folks walking on the sidewalk or parking on the street.
- **Car Covers** – some folks have cars that they want/need to protect with a cover. That's fine, but the cover needs to be "neat and attractive" and can't be hiding an expired license (the Association will be asking for proof of license, if you use a car cover).

See the Association website, or call the office, for full details of each policy.

## Sidewalks, Sidewalks, Sidewalks...

Seems like we're always talking about sidewalks. State law, Washington County code and the Association's CC&Rs all agree: if your house comes with a sidewalk, you (as the homeowner) are responsible for maintaining it. Here's a basic review:

- Trip hazards *must* be dealt with. Small differences in height can be ground down, as long as enough solid concrete remains for walking on. Replacement doesn't need to be done very often, but you might consider it a budget item for future needs. See the Board's policy on Sidewalks on the Association website for full details.
- Landscaping shouldn't impede pedestrian traffic on the sidewalk (the mail carriers will thank you). By the way, those street trees you may have should have their branches trimmed up above the street, so the garbage trucks, Clean Water Services trucks, etc. don't tangle with them.
- No parking. Some folks try to "stack" cars in the driveway, but most driveways aren't long enough for two cars without blocking the sidewalk. Please don't.