

Landscaping stuff...

Weeds:

False dandelion season is upon us (again!). They're easy to dig out, but hard to see if the sun isn't shining on them (they close up their flowers and "hide" in plain sight). Leave them too long and they start to "carpet" your lawn space for a sea of yellow. Dig them out (a few at a time, before you mow?) and your lawn will have a chance to fill in with grass.

Hedges:

Hedges make a practical and attractive separation between properties, but some of the plants we use for hedges tend to sneak past the target height and reach for the sky. Arborvitae and juniper, long term, will get higher and wider than many border areas can take. New growth is on the outside of the plant, leaving the inside bare and looking dead when pruned. And when not pruned, they can easily encroach on your neighbor's space and light. Sometimes it's just easier to replace them with a younger plant. In most cases, you should plan to keep new hedges down to 3 or 4 feet in height (adding a new hedge to your property needs an Association permit, according to our CC&Rs).

Trees:

Our Association is now over 70 years old and some of those trees from yesteryear have matured to "old age", depending on the variety. Although mature trees come with the benefits of shade, water management and bird (and other wildlife) habitat, some of these trees are beginning to show negative effects of age: rotten limbs, invading roots, leaning trunks. Last winter's storms were hard on several stands of trees in our neighborhood. Consider having your large trees checked out by an arborist, to make sure it's not an obvious candidate for removal or professional pruning. You generally don't need an Association permit for tree work or removal unless it's a street tree (you could call the office, to let the staff know activity will be taking place).

Survey Results

555 people returned their Association surveys this year. The office is in the process of tabulating results which will be analyzed and discuss by the Board over the next few months. Thanks to all who contributed to this effort. The Board appreciates the time and thought you put into your responses.

Homes Association of Cedar Hills

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

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New Member Meeting October 26, 2017

The Association is having its New Member Meeting on Thursday October 26 at 7:00-9:00pm. The meeting will be held at the Association's office, 9900 SW Wilshire St. Ste. 109, Portland, 97225.

This is an introduction to the Homes Association, the CC&R's and a discussion of the Community. This is open to all members. Call the office at 503-292-1259 to reserve a spot.

Looking forward to seeing you here!

Thinking About Running for Director?

Yes, we just had an election and yes, our Directors are fully engaged in guiding our Association (without trying to run everyone's lives). If you find yourself thinking about next year's election, it's not too early to start attending monthly meetings, to see what's what. You have plenty of time to decide if this is something you'd like to do next year. Nomination forms aren't due for several months.

Homes Association of Cedar Hills

Summer News 2017

Homes Association of Cedar Hills
9900 SW Wilshire St. Ste. 109
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Policies

The Board of Directors regularly reviews and discusses policy ideas to help define our community standards within the framework of our CC&Rs. The following policies were recently approved by the Board:

Accessory Structures (sheds, etc.)– the Board has modified this policy to require approval of a quorum of the Board for certain sizes of sheds, limit the size of sheds attached to the house, and document materials exceptions for non-shed structures (gazebos, greenhouses, etc.).

Ground level slabs in the Front Setback – the Resolution to change our CC&Rs to allow front yard “patios” or extended porches within the front setback passed with nearly 80% approval. The Board has approved a policy to address this change: any slab or low-lying deck in the front setback must be adjacent to the house, with the width of the slab or deck limited to one half of the width of the street-face of the house after subtracting the width of any driveway. This allows the slab or deck to be part of the landscaping without overwhelming the space. See the full policy for other details (materials, railings/fencing, coverings, etc.).

Rules for Tenants/Renters:

If you are renting, you live in a neighborhood with some basic rules attached to the property. They're not hard to follow and your landlord should inform you of them *before* you rent:

- Yards need to be maintained
- Garbage cans get put away out of sight when not out for pickup
- RVs are not allowed to be parked at the property except with an *approved* (and *temporary*) permit from the Association
- Commercial vehicles are not allowed to be parked at the property (or on the street adjacent to the property)
- Major changes to the property require a permit submitted to the Association by the *owner* of the property

Rules for Owners/Landlords:

If you rent out your property, please make sure your tenants understand the basics about living in our neighborhood (see above list). Ultimately, *you* are responsible for any violations, even if you've hired a management company. And only *you* can sign and submit a permit for construction or modification of the property.

Neighbor vs Neighbor Disagreements...

At the heart of the Association, we're all just neighbors. Sometimes neighbors disagree, sometimes we work together and help each other, sometimes we ignore each other.

While the Association issues permits for fences and retaining walls, any dispute on where the property line is needs to be resolved by the neighbors involved. Overhanging branches or tree roots affect the Association in terms of maintaining sidewalks and street trees, but the Association doesn't have “standing” in a disagreement about pruning or removing other trees on your property unless it fails a “neat and attractive” test. If an issue is big enough to be a neighborhood nuisance (three or more neighbors signing a complaint), the Association can verify the issue and get involved. But *you* are the first responder in any dispute: talk to your neighbor – try to help each other come to an agreement.