

Permit Process

The Permit Committee meets Thursday mornings to process permit applications submitted during the week. Ten or so permit applications come in each week, most of which get approved upon initial review (over 135 permits so far, since the new Board first convened in May). Because most homeowners who apply for permits make the effort to assure that their applications meet the Association's requirements, few applications are denied, although some may need some "adjustment" to keep within some jurisdictional or Association requirement (for example, an easement or a setback). The Committee is dedicated to processing these permit applications as quickly as possible – we've all had to wait for a permit and know what delay means to a project.

We've tried to make this process as clear as we can so everyone gets through it quickly and effectively. If you want your permit to "fly" through the approval process, please make sure you keep the following parameters in mind:

- Site plan – shows the proposed modification on the property (the whole property), complete with dimensions, easements/setbacks, existing and proposed structures.
- Material details – e.g. paint colors, siding type, description of windows, doors, roofing, etc.
- Neighbor signatures – this is not asking for your neighbors for approval, instead it's starting a conversation about your proposed plan. It's an important part of the permit process.
- Don't forget to sign the back of the form – only property owners are allowed to submit permit applications for modification to a property.

The Permit Process Policy is available on the Association website for more details. The office staff will be happy to answer specific questions or advise you regarding completeness of your application.

Homes Association of Cedar Hills

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

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New Member Meeting October 25, 2018

The Association is having its New Member Meeting on Thursday October 25 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!

Survey Results

Surveys have not yet been tallied, but response was good. Surveys have become an important input to the Board and your participation is appreciated. Basic subjects were: Review of items for the "prohibited items" list and more specific review of commercial vehicle attributes (size, markings, equipment).

Homes Association of Cedar Hills

Summer News 2018

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CC&Rs on the Weekend

The Board has recently authorized office staff to perform occasional neighborhood audits on the “weekend” for commercial vehicle, RV or boat violations. It seems that some members feel it’s safe to bring home their commercial vehicles, RVs or boats on the weekend, since the office is closed Friday through Sunday (shocking, yes?). If this is something you’ve been doing, please remember that until the membership changes the CC&Rs, commercial vehicles may *not* be parked in the Association, weekend or not. RVs or boats *can* be at home *if* you’ve called the office for courtesy parking (1 day) or gotten a permit (for multiple days). In either case, RVs cannot be used for sleeping purposes (both Washington County and the CC&Rs agree here).

Landlords: Please make sure your tenants know the rules – you are ultimately responsible for any violations.

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:** The Board approved an update to better define requirements for a common size of shed (120 sq. ft) that straddles the “medium” and “large” categories.
- **Garage/Yard/Estate Sales:** The Board approved a written standard for number of sales per year (2, plus the HACH advertised sale), with an allowed permit for exceptional sale needs.

See the Association website, or call the office, for full details of these policies.

Spring Cleanup Results

Whether you take advantage of it or not, the Association’s two cleanup days each year are a major benefit to members. This past spring, we logged well over 300 trips to the school parking lot (some folks come through the line multiple times). Together with the Boy Scout pickup service, this resulted in:

- Over 50 tons of garbage (drop box plus front load truck)
- Over 20 tons of yard debris
- 1 drop box of concrete
- paper shredding service was provided (4 hours)

Thanks for keeping our neighborhood “neat and attractive”!