

RV Parking Policy

Last year's vote on changes to our Restrictions gave the Board the ability to permit temporary parking of RV's, utility trailers, etc. at Association properties. That doesn't mean we're free to just go ahead and bring our trailers home. Here's the short version of how it works:

- 24 hour courtesy: for your convenience, you can call or email the office to let the staff know you'll have the item at home for a maximum of 24 hours.
- 3 day permit: parking for multiple days begins to inconvenience your neighbors. You have them sign a special purpose version of the permit (identifying the item to be parked and for how long) and turn it in to the office. The office can approve up to 3 days, without involving the Board.
- Longer than 3 days, or use of other restricted items: longer time is a greater inconvenience to your neighbors. Use the same form as above, turn in to the office, the Permit Committee or full Board will review for approval. Plan ahead!

See the full policy on the Association website (or call the office) for all the details. This process **cannot** be used for commercial vehicles and you **cannot** use an RV for sleeping purposes at your property.

HVAC Screening

In 2005 the Board approved a policy regarding proper placement of ground mounted HVAC (heating, ventilation, air conditioning) units. Typically, units are to be screened from view in a side or back yard, and away from your neighbor's windows to reduce sound nuisance. Units are also required to be out of setbacks and easements. Many HVAC units were installed prior to the policy and may not currently be properly screened or located.

If you have an HVAC unit on your property that's visible from the street, please consider adding screening of some kind, such as fencing or other landscaping. If you are replacing an HVAC unit, please plan to move out of any easement it may currently be encroaching on.

Homes Association of Cedar Hills

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Portland, Or 97225

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Delivering the Mail

While some areas of the Association have street-side mail service, many of us have our mail delivered by way of a walked route. Two safety-related issues get in the way of our Mail Delivery People bringing our mail to our homes: uneven sidewalks and overhanging branches (directly from the mouth of a Delivery Person).

Please check your sidewalk! And take your pruning clippers along with you (and if those branches are dropping "stuff" on the sidewalk, take a broom!). Imagine you're walking to your house delivering the mail and think about what you'd like changed to make the trip (pun intended) safer.

Homes Association of Cedar Hills

Summer News

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Association Dues

At the June board meeting, the Board of Directors reviewed the proposed budget for the upcoming 2015/2016 year. In the ten years since the last increase in membership dues, many categories of expenses have increased (some nearly 50%). The Board has held the line on raising rates during the economic downturn, but needed to better match our anticipated expenditures and required Reserve fund contributions. Therefore the Board voted to raise membership dues. Basic membership dues will now be \$126 (a 40% increase). Areas with street lights will pay an additional \$21 (for power, maintenance and reserves) for a total of \$147. Street light charges have been reduced more than 40% from last year, due to efficiencies gained from the conversion to LED lighting.

Ballot Results

A total of **813 ballots/proxies** were returned for voting at our annual meeting in May. This constitutes a return rate of approximately **38% of our 2114 homes** and is comparable to the general election returns for Oregon in a non-presidential year. The following directors were reelected: Mark Swan received **608** vote; Steve Robinson received **604** votes and Chris Musolf received **578** votes. An additional 140 proxies were returned for use by the Board, although they were not used (about two thirds of these were not completed properly – we'll need to work on this form so folks can more successfully use proxies in the future). Although only incumbent directors ran for election this time, we often have more candidates than available positions (4 of the last 7 elections). If you are interested in becoming a director, a good place to start is by attending and observing the monthly meetings on a regular basis. Check out the Spring 2015 Newsletter for a description of director activities and check with the office for a nomination form.

Restated CC&R's with all
amendments through 2015
available online or request a hard
copy at the office

Preliminary Survey Results

Two years ago, the Board surveyed members regarding "important" issues – **474** members responded with their input. This year, the Board wanted to further explore those issues to see *how* they were important. A targeted survey was done, concentrating on the issues of highest importance – **727** members responded with opinions and comments. The Board will use this input to evaluate whether or not to propose new changes to our Restrictions on next year's ballot. Here's an early look at some of the results (more details will be discussed during Board meetings and reported in newsletters):

Commercial Vehicles: slightly more than half of the responding members were in favor of the Board being able to define some class of allowed commercial vehicle. Examples included defining limits on tonnage, signage and racks on the vehicle.

Street Lights: slightly less than half of the responding members that currently *do not* have streetlights want them. Of those that *do* want them, most are willing to pay an extra assessment. A clear majority of members that currently have streetlights would be willing for the Association to "front" the money to install them in areas without them, assuming that money would be paid back by the recipients of the new lighting.

Front Yard Use/Landscaping: about a fifth of the membership would like to be able to use their front yard as "living space" and two-thirds of the membership does not object. Opinions of how much of our front yards should be "green" space vary from 0 to 100 percent, with several suggestions of "no standard".

Other/Comments: these cover a wide range of subjects and vary from positive to negative - yards, permits, violation letters, garbage cans, chickens, streetlights, rentals (and renters), and speeding in the neighborhoods are just some of the subjects. Other/Comments: ... Board performance is also perceived in a variety of ways (no surprise there). All of these comments will be reviewed by the board. Thank you for your input!