

## Survey Results Continued

Each month, the Board has been reviewing responses from last May's survey as input to our discussions. Many responses were provided and the Board appreciates the thoughtful involvement of the membership. Here is the current status of the various subjects we surveyed:

**Commercial Vehicles** – based on member input, the Board has proposed a resolution for May's ballot to change the CC&Rs to give local neighborhoods input to allowing commercial vehicles on their street. **This does NOT imply approval by the Board to park your commercial vehicle.** The membership must *first* vote approval of the change. *IF* approved by the membership, the Board must *then* create policy to manage this big change to our Association.

**Front Yard Use** – while most members were not interested in expanding use of their front yard, most did not object to their neighbor wanting to do so. The Board is currently discussing how to use this input (e.g. for a possible proposal for May's ballot). Landscape policy (% green) is also being discussed, as responses ranged from 0 to 100. Additional surveys may be required.

**Streetlights** – the Board is just beginning to look at these numbers, so these results are preliminary: Somewhat less than half of the folks without streetlights seem to actually want them, but the majority of those are willing to pay for them, presuming the Association can “front” the money for installation. The majority of members *with* streetlights are supportive of such an arrangement. The Board is waiting for the results of our current reserve study before approving a budget for a project this large (it's a *big* number!).

**Other Comments** – these were free-form, wide-ranging comments of what folks wanted to say to the Board. Some common themes/issues: yards, parking, sidewalks, pets, speeding cars, RVs and garbage cans (some folks even thanked the Board for their efforts!).

Homes Association of Cedar Hills

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## New Member Meeting March 24, 2016

The Association is having its New Member Meeting on Thursday March 24 at 7:00-9:00pm. The meeting will be held at the Fellowship Hall of the Cedar Hills United Church of Christ, 11695 SW Park Way, Portland. This is an introduction to the Homes Association, with a discussion of the Community, the CC&R's and the upcoming Annual meeting. This is open to all members. Coffee will be served and you are invited to participate in a desert potluck. Call 503-292-1259 to reserve a spot. Looking forward to seeing you there.

# Winter Newsletter 2016

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

## Policy Changes

The Board regularly updates/creates policies during the year. Recent changes are:

**RV Permit policy** – this policy was updated to allow homeowners to use a single permit for “recurring use” situations (after approval by the permit committee, of course!).

**Temporary Use of Vehicle on Lawn policy** – this policy was approved to allow homeowners to wash their cars on their lawn (with some restrictions), as recommended by Clean Water Services (probably not a good idea during the rainy season).

See the Board Policy pages on the Association website for full details of each policy.

## Garbage/ Recycling/ Yard Containers

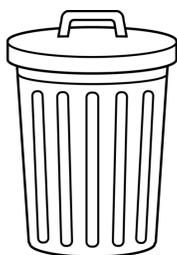
Garbage, Recycling, and Green waste cans are some of the biggest offenders when it comes to sending out letters from the office for noncompliance with the CC&R's. Yet these letters can be easily avoided.

To avoid any issues, there is a policy published on the HACH website detailing when the cans can be placed

out for collection. As a quick synopsis, they can be placed out in the street from 00:01AM on Tuesday morning and must be removed from the street and stored out of sight by 11:59PM on Wednesday.

From the policy, “Garbage cans, when “put away” should be completely behind or enclosed by a screening fence or structure. If a few inches of a garbage can and/or wood pile can be viewed from the street through, above or around a fence or screen, this is considered acceptable” They should not be stored on the side of your property if they can be seen from the street nor should they be stored behind your vehicle(s). Please see the full policy @ <http://www.cedarhillshoa.org/policies/board-policy>

If you are going to be at work or out of town, please ask a relative, neighbor or friend to help put them away for you.



## Drainage Hoses From the Downspout

We've had a record-setting wet winter and several neighbors have discovered their gutters no longer send water away from the house. We've seen some flexible drainage hoses running across yards, in an attempt to get the water away

from the house. The Board wants to remind you:

- Surface level hoses are a temporary *emergency* response to the problem, *not* a solution
- Hoses from gutter drains *may not* be directed at your neighbor's property
- You are expected to come up with a permanent solution to the drainage problem
- No permits will be required for any work unless changes to the appearance of the property will result
- If you receive a notice about your surface drainage hoses, please respond with a plan to solve the problem long-term

## Street Lights

Did you know if you have street lights outside your property, that they are maintained by the Association, and if they are shining into your window, you can contact the office (503.292.1259) there maybe something that can be done to buffer the light.

## High School Boundary Changes

For more information, below is a link regarding possible boundary changes with Beaverton High Schools. <https://www.beaverton.k12.or.us/depts/facilities/boundary/Pages/High-School-Adjustment-Process.aspx>

## Reminder: Running for Director?

If you're thinking of running for a Director position on the Board, you need to make sure you get your nomination form, plus your “vote for me” statement, turned into the office by the April Board meeting (publishing deadlines are inflexible). Nomination forms are available through the office – just call 503-292-1259 or stop by.

## Cars Blocking the Sidewalk

Most driveways are deep enough to hold one car, but unless you own a pair of Smart cars, it's unlikely you can park two-deep without blocking some of the sidewalk. Washington County specifically prohibits blocking a sidewalk with a parked vehicle (for good reason), so if you're doing this you should probably find another solution to your parking needs. Neighbors who walk by will appreciate it!



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