

Winter Newsletter 2017

9900 SW Wilshire St. Ste. 109

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Running a Business?

The Board of Directors has noticed an uptick in reports of folks running a business out of their home. Whether this is the result of some folks looking for reasons to “turn in” their neighbors, or simply misunderstanding what the Restrictions say, some explanation appears to be needed.

- **First, some background:**

The Board of Directors has the responsibility to interpret and enforce the Restrictions of the Association. For many years the Board has had no difficulty in determining that the Restrictions prohibit clearly visible or audible traffic, customers, commercial vehicles, noise, signs, and the like which arise from or relate to a business activity at a property and which detract from the character of the neighborhood as residential.

- **What do the Restrictions say?**

Article III states “no Building Site on the Property shall be used for any purpose other than Single Family residential purposes, except that... “instructions in the arts” (e.g. music lessons) and “child care services” may be permitted. “No noxious or offensive activity shall be carried on... nor shall anything be done or maintained... which may be or become an annoyance or nuisance to the neighborhood...”

- **What does that mean?**

The Board’s principal concern about business activity arises when it adversely affects the neighborhood/your neighbors as a result of customer traffic/parking, deliveries/shipments, noise, fumes, signage, etc. arising from the operation of a business. A home office with a phone/computer/internet connection used to author emails and papers, pay bills, etc. by itself has no impact on the neighborhood: no “noxious or offensive activity” to be reported. In this day and age in which many people telecommute and work from their homes, the Board considers such limited activity as consistent with residential purposes.

Common sense tells us there’s no impact to the residential neighborhood from the use of a home office to manage business (the world seems to stop without constant access to email and the internet these days). But when you add in the physical aspects of a “place of business”, you’ve exceeded “Single Family residential purposes”. Think of the impact to your neighbors and you’ll probably come to the same conclusion about your activity as the Board of Directors.

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:

- **Fencing** – the Board has added an exception to the Front Yard Fencing section of the policy to allow for garbage/recycling screening to be in front of existing fencing setbacks, when attached to an existing fence/house wall.
- **Solar Panels** – our existing policy was updated to update a web link for Energy Trust and adjust required documentation for submitting the permit. See the Association website, or call the office, for full details.

Solar Panels...

As we have occasionally in the past, the Board of Directors has invited a local solar energy vendor to present information to our members about “going solar”. We’ve invited Neil Kelly Solar to present

Thursday, April 13th, at 6:30PM at the Association office.

The presentation will include how solar works, energy efficiency solutions, and the current offerings available through Neil Kelly Solar. Association members are not obligated to use Neil Kelly Solar for their solar project, but this will be an excellent opportunity to inform yourself about current products, costs, incentives, etc. **Please RSVP** to the office (email, phone, or visit us) so we make sure we have enough chairs set up!

Want to be a Director?

If you are interested in becoming a director, write up an introductory statement (who are you, why you want to be a director, etc.), get 10 neighbors (property owners) to sign your nomination form, and turn it all in to the office by the April monthly meeting (to meet our notification and publication deadlines).

Nomination forms are available at the office.

No Airbnb!

We've said this before and the story hasn't changed: If you were thinking of listing your property with Airbnb (or any other short-term vacation rental agency), DON'T!

Our CC&Rs are clear about our properties being used for "Single Family residential purposes" (Article III Section (a)) and short-term vacation rentals do not qualify under that definition.

Be Aware of Your Sidewalk Conditions

Vehicles

- Washington County code prohibits parking your car so it blocks access to the sidewalk. Please don't do this. Your neighbors will appreciate it.

Trees and Plantings

- Keep trees and plantings trimmed back so as not to impede the public rights of way along sidewalks. Please check your sidewalks for low hanging tree branches or trees/bushes that are growing over the sidewalk as these can prove a serious hazard (e.g. poking eyes), plants that are growing onto the sidewalk reducing the available space to walk.
- Moss growing on the sidewalk. When moss gets wet it produces a very slippery and dangerous surface.
- Also be aware that the recent freezing conditions may have caused damage to the surface or the level of the sidewalks. As the homeowner you are responsible for the maintenance of the sidewalk adjacent to your property including replacement and/or repair when the concrete is damaged. Property owners can be held responsible for injuries occurring on their sidewalks.

Below are some helpful links:

- <http://www.wc-roads.com/uploadedfiles/RoadsideVegetation16.pdf>

The request form for the Washington County service request for overgrown sidewalks:

- <http://www.co.washington.or.us/LUT/Divisions/Operations/request-service.cfm>

Homes Association of Cedar Hills

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New Member Meeting March 23, 2016

The Association is having a New Member Meeting on **Thursday March 23 at 7:00-9:00pm**. The meeting will be held at the Association office, 9900 SW Wilshire St. Ste. 109, 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 available.

Call 503-292-1259 to reserve a spot. Looking forward to seeing you there.