

Winter Newsletter 2018

9900 SW Wilshire St. Ste. 109

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Annual Member Meeting Date Change

This years annual meeting will be held on:

Wednesday May 9, 2018 7pm at Cedar Park Middle School

The date for the annual meeting has changed as we were unable to reserve the cafeteria at the middle school for the second Tuesday in May.

Fall Cleanup Results

The Association's two cleanup days each year are a major benefit to members. This past spring, we logged approximately 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:

- Almost 45 tons of garbage (drop box plus front load truck)
- 5 drop boxes (140 cubic yards) of yard debris
- 1 drop box of concrete
- There was no paper shredding service provided this time

Survey Results (part 3 of 3)

2017's survey covered the voting incentive, more details on commercial vehicle limits and criteria for changes requiring permits. More than 500 homeowners (25% of the Association) responded. Here are some more results:

- **“Material” alterations** – a wide range of homeowners (generally from 25% to 70%) felt that the following items were “significant” enough to warrant a permit:
 - Roof – changing material or color
 - Paint – changing color
 - Windows – changing size/style/number
 - Doors – changing size/number
 - Landscape Front – adding walkways/retaining walls/BBall Hoop/large trees
 - Landscape Back – adding retaining walls

The survey data provides input into policy discussions. Thanks to all who provided answers to the survey.

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:

- **Parking Strips**– our existing policy was updated to the change of front yard “green” space to a majority of the yard. The old standard was 70%.
- **Front Yard Garden Boxes**– our existing policy was updated to the change of front yard “green” space to a majority of the yard. The old standard was 70%.
- **RV Permits** – the Board has approved a fine structure for homeowners who exceed their time limit on temporary RV parking.

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

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.

Imagine No Association...

No one likes to be told what to do or how to do it... Occasionally you hear someone say, "why don't we just get rid of HACH?" Well, let's imagine what it would be like:

- We'd save a few bucks in dues, but lose the clean-up days (we'd also need to figure out how to maintain the streetlights in the lighted area and how to manage the RV parking lot).
- The occasional boat, RV, trailer in the neighborhood doesn't seem like a big deal, but what if everyone had one in front of their house?
- Landscaping should be a homeowner's business, but what about the guy who doesn't mow or weed, or maybe wants to pave over his front yard?
- Do you want your neighbor to build a three-story condo, sub-divide or operate a B&B next to your house?

You can probably think of a few other examples.

Dear Homeowner... (did you ignore a letter or two?)

"The Association (Office and Board of Directors) appreciates your response and your plan..."

Notices from the office are intended to start a conversation with the homeowner, with the intent to resolve the issue at hand. Had you responded to the first letter you received, the Office staff would have been informed of your plans and the second letter would not have been necessary. Neither letter is intended to be threatening. Many of us on the Board have received these letters in the past and we are always interested in input to improve the wording.

If you receive a letter concerning a violation, *please* contact the office (in person, by phone, email or letter is fine), even if you've resolved the issue.

Recent Door-to-Door Scams...

Some of the latest going around:

- "I can pressure-wash your roof for only \$\$\$\$" – reputable roofers won't do this.
- "I'm collecting assessments for the homes association" – HACH *only* bills by mail.

If you send scams you've encountered in to the office, we can put them in the next newsletter, to help warn your neighbors.

Homes Association of Cedar Hills

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New Member Meeting March 29, 2018

The Association is having a New Member Meeting on **Thursday March 29 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.