

Who Painted Orange On My Sidewalk?

Imagine the knock on your door – your elderly neighbor has just tripped on the sidewalk outside your house and someone is asking you to dial 911.

Public safety of the sidewalk is a concern for all of us in the Association. Maintenance of the sidewalk (for those homes that have them) is the responsibility of the homeowner (according to state law -ORS 368.910). Washington County has a code for what constitutes an unsafe sidewalk and will issue orders to repair a sidewalk reported as a problem (after an inspector has verified the issue). If the order to repair is ignored by the homeowner, the County has the right to order the work done and place a lien on the home for the cost of repairs.

The Association has a restriction regarding sidewalk maintenance, Article III, paragraph E and G and also a policy that parallels the County code (but is not quite as strict). The County will verify complaints before sending letters to remind homeowners to make repairs. Safety issues are verified by Board members volunteering extra time, and will typically be marked with orange paint, both to help clarify the issue in the follow-up letter, and to alert passers-by to watch their step.

Go out and look at your sidewalk. Street trees, water flow and the simple passage of time can all cause issues with the integrity of the sidewalk. If there are differences in height of more than ½ inch between panels or at cracks across panels, your sidewalk needs maintenance. If you need to replace cement, you'll need a County permit (\$40) and an Association permit (free) for each address. You may be able to get a better price on cement work by getting together with other neighbors on your street and picking a common contractor.

See the Board policy on the Association website (<http://www.cedarhillshoa.org/policies/board-policy/sidewalk-repair-policy>) for more details.



Homes Association of Cedar Hills

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

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New Member Meeting March 26, 2015

The Association is having its New Member Meeting on Thursday March 26 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

www.cedarhillshoa.org

Was That Your Dog I Saw in My Yard?

Several neighbors (dog owners themselves) have complained about dogs on long leashes being allowed to urinate on plants and lawns in the middle of front yards. Besides simply being unneighborly, there are good reasons not to let your dog do this: pesticides/poisons could harm your dog and you don't know which lawns are treated; children should be able to play on their own front lawns and it's not nice to do so after a dog's been there; plants/grasses are expensive to replace and urination can damage or kill them.

Washington County has recently adopted a new animal control code that specifies several things as violations (with tickets/fines possible) that we see (or hear) every day: unleashed dogs in public



(leashes are required and are limited to a maximum of 7 ft); not cleaning up after your dog (on any property not your own); unattended dogs (e.g.

tied up outside the store “just for a minute”); continuous annoyance (it's always someone else's dog constantly barking). Other changes define vaccination and licensing requirements, “dangerous” dogs, minimum care of animals, animal neglect, rescue, impounding, etc.: pretty much all common sense items for a place where lots of folks live next to each other. Please be considerate of your neighbors when walking the neighborhood with your dog: leash your dog (just carrying the leash doesn't count); clean up after your dog (Clean Water Services and your neighbors will thank you); keep your dog out of front yards and away from areas difficult to clean up after (bushes, grasses, flowers, etc.).

I Reported My Neighbor, but I Don't See Any Changes

While the Association office staff make regular rounds looking for violations, this is a “big picture” view, as seen from a car. Neighbor complaints are typically more specific, something you'd see from your yard or the sidewalk. Complaints are prioritized (public safety comes before cosmetic appearance) and verified by office staff for consistency (directors may be consulted in questionable cases) before a violation letter is sent. It's possible that a situation that you think is a violation is not considered so by a majority of the board of directors, once it is reviewed.

Any Association member is free to report a violation, if you are uncomfortable talking directly to your neighbor about it. Once a report is made, the office will treat the report in a confidential manner: a verified violation is a violation – it doesn't matter who reported it. But that same confidentiality is extended to the Association member receiving the letter, in the interest of solving the problem (rather than pitting neighbor against neighbor). The office will not “report back” to the person making the complaint.

Resolution of violations may involve considerations of such things as weather, time, homeowner budget and other planned/permitted work at the property. Negotiations as to a correction of the violation and a reasonable timeframe to accomplish it are best done between the homeowner and the office (or Board member). The objective of violation notices is compliance with the CC&Rs, not punishment of violators.

If you receive a violation letter, call the office! That starts the conversation and helps us work toward resolution.

*Remember....
While the grass
may be greener on
the other side ... it
will still need to be
mowed!*

Got Moss?

This is the time of year we start seeing that “green sheen” – on our sidewalks, driveways, and even our houses. Moss makes sidewalks slick and can shorten the life of the roof and paint on your house.

Take a minute to check out your sidewalks and driveways, to make sure they're safe for your neighbors to walk on. Sharing the cost (and work) of renting a pressure washer with your neighbor can make a clean-up job lots easier.

Are You a Landlord?

Do you own property in the Association that you do not currently live in? Do you rely on your renters or a property management company to maintain its appearance? Do you know if they're doing their job? Drive by your house once in a while and make sure this is a house you'd like to live next to (don't wait for a letter from the Office).

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Phone: 503-292-1259
Fax: 503-292-1148
www.cedarhillshoa.org
E-mail: office@cedarhillshoa.org