



Homes Association of Cedar Hills

The Homes Association of Cedar Hills is undergoing a transformation with younger families moving in and enjoying the open streetscapes. They also have an established expectation of what they want from their HOA. When each of us bought our homes we bought into an organization that has been watching over the neighborhoods for nearly 70 years. In a recent discussion a member brought up the concept that living in a single family home and belonging to a HOA was a bit like having neighbor insurance. I would take it one step further and say that it is the closest thing you can find to neighborhood insurance. With the cost of a starter home in excess of a quarter million dollars now a days your home is easily the most profound investment you will make in your lifetime. The house you own holds the key to your family's safety and well being and living in a HOA gives you a voice in what goes on around it. The restrictions limit what can be done with properties around yours (within limits of applicable laws), no neighbor will subdivide or put up an apartment building, short term rentals can be effectively limited and controlled and new construction can be reviewed by the neighborhood. The Board of Directors are elected from the homeowners at large to handle the operation of the association and to make sure the rules are being applied fairly and constantly across the neighborhoods. All homeowners are encouraged to participate in attending the monthly board meetings and if you have interest in running for the Board, contact the office for a nomination form, there are 4 positions available in 2016.

Communication with the Association

Office: This should always be your first contact. The office staff have full access to Association resources and should be able to answer any question you have: email: office@cedarhillshoa.org or phone: 503-292-1259. Remember office hours (and days) and don't expect an immediate response if it's the weekend.

Directors: You can email the Directors individually (see the HACH website for contact info), but you will have better response contacting the office and asking them to pass *important* messages on. Remember the Directors are your volunteer neighbors you voted into service and their "real life" schedule may not allow them to respond.

Association's Attorney: You should *never* initiate contact with the Association's attorney. The attorney works for the Association, under direction of the President and is *not* a resource for the homeowner. If you directly engage with the attorney with comments or questions, you can expect to receive a bill.

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Fall Cleanup Day is November 14, 2015. You will find your notice enclosed. Please bring it with you for identification purposes. **There have been a lot of changes with cleanup in the last couple of years, besides not accepting hazardous wastes, propane bottles, paints, batteries, solvents, pesticides, thinners, and tires, we do not accept any TVs, monitors, computers, small engines, or appliances.** As usual, the Scouts will be helping. Their information is located on the back of our notice. Even though yard debris recycling is available every other week through our garbage service, this is an excellent way to get rid of excessive yard debris and other unwanted items.

Remember, cleanup is not limited only to “yard debris” so be sure and check your garage and back yard for unwanted items you no longer want. This is an excellent opportunity to remove the old fencing from your fence project or deck replacement. **There will not be shredding at this cleanup, it will be offered in the spring.**

Using the lessons from the spring we will have more drop boxes and more drivers emptying them for a more consistent access to a dump able drop box. We are requiring that ALL yard debris be bundled in short efficient units so it can be easily and quickly unloaded into a drop box. Loads that are not well bundled will be turned away and asked to come back when they have an unloadable load. Thank you for your continued understanding while we work into our new routine. After reviewing the clean up notice, if you have questions, please feel free to contact the office at 503-292-1259 or email us: office@cedarhillshoa.org

Want to be a Director?

Although only incumbent directors ran for election this year, 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. Several current Board members were personally encouraged to run by previous Board members simply because they attended meetings and became part of the involved community.

This year there are 4 Director positions available, this is a great opportunity to get to know and work together with your neighbors and represent your neighborhood. Willing participants need only be home owner in the Association and also be nominated by 10 other homeowners by a petition available for pick up at the Association office. You should be available to serve for a two year term. The nomination form along with a brief statement, about who you are and why you want to run for the Board, that will be included in the annual voting packet, needs to be turned into the Associations office by April 12, 2016 to be included in the annual meeting mailer.

Christmas Tree Recycling

Boy Scouts of America thanks Cedar Hills residents for your continued support!

Troop 618 will accept Christmas Trees for recycling:

Curbside Pickup will be provided by calling 503-567-9194 or email: t618treecycle@gmail.com to schedule curbside pickup before 3pm. Suggested donation: \$10 or more per tree; \$5 per wreath or swag. Want to support Troop 618 but don't have a tree to recycle? Deposit bottles and cans are gratefully accepted.

If you have any questions please contact: Troop 618 Tree Recycling Coordinator, Niall McDonnell, at 503-567-9194, email: t618treecycle@gmail.com. Thank you for your continued support!

Paying by Check?

Please make sure your check or the bank issued check has the correct account number on it, so we can credit your account properly! And if you're combining assessment payments with storage lot payments, be sure to indicate each account number along with the payment amount for each. Assessment account numbers differ from storage park account numbers if you are unsure, please contact the office for assistance. 503-292-1259; office@cedarhillshoa.org.

Fall Cleanup Volunteer Opportunity

Do you have an extra hour or two to help on cleanup day?

Your Directors typically volunteer for a half-day shift to guide traffic through the system and would be happy to share an hour or two with you! Although managing the traffic lines has been a pretty thankless task in some years, we've improved the system quite a bit since Pride Disposal took over. Some folks actually *did* thank us last time! Join in the fun and help your neighbors get rid of their trash! If you're interested, please call the office (502-292-1259) and we'll try to coordinate your schedule with ours. (Remember the weather in November– you'll need your own hat and raincoat!)

Wood Smoke Restrictions

Washington County just approved a new ordinance (**effective Nov 6**) that applies to fireplaces, wood stoves and wood stove inserts **from November 1 to March 1**, each winter. Unless you qualify as low-income or have wood heat as your only heat source, this applies to you (temporary failure of utilities or your furnace is also exempted). The “traffic signal” for wood burning is as follows:

Red: air quality is unhealthy – **no burning**

Yellow: air quality is unhealthy for sensitive groups – **voluntary limitations**

Green: air quality is healthy – **no restrictions**

Here's the link for Washington County current air quality: www.co.washington.or.us/air

You can sign up for air-quality (and other) alerts at: www.publicalerts.org

No Airbnb!

If you were thinking of listing your property with Airbnb (or any other short-term 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 renting does not qualify under that definition. This is not the same as having a long-term roommate or long-term renting or leasing of your entire house (which are considered “living as a family”).

Survey Results (cont.)

727 members responded to our survey this Spring. We asked questions about commercial vehicles, streetlights and front yard use, as well as general issues and comments. After the initial tallying of each issue, the Board chose to review the commercial vehicle question first and has been reviewing this input for the last three meetings. Roughly half of the responses were in favor of some easing of the restrictions on commercial vehicles. The Board will decide soon whether to carry this issue forward to the ballot next May with a proposed change to the CC&Rs.

Hot subject. Lots of opinions. Stay tuned (come to a monthly meeting!).

FALL NEWSLETTER 15
HOMES ASSOCIATION OF CEDAR HILLS
9900 SW WILSHIRE ST. STE. 109
PORTLAND, OR 97225

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Just a Reminder.....

Assessments Due

November 15, 2015

The annual assessment were sent out the first part of July 2015, there are not delinquent until after November 15. If the assessments are not paid by November 15, an additional \$15.00 is added as a late fee.

If the assessment is still not paid by December 31 a lien will be processed at an additional cost. The account is then subject to monthly interest.

As a rule, most of the assessments are paid in a timely manner. If you are having a problem paying your assessments, and you have not contacted our office, please take a moment and do so. Office: 503-292-1259 or email: office@cedarhillshoa.org

H.A.C.H.

Board of Directors

2015 - 2016

Mark Swan, President

Les Fisher, Vice President

Kevin Marold, Treasurer

Pamela Fielder, Secretary

Rich Krueger, Director

Chris Musolf, Director

Steve Robinson, Director

Board Meetings

The Board meets the second Tuesday of each month. The general session begins at 7:00 p.m. in the Association's office.

Members are always welcome. Some members simply come and observe while others contribute to the topics discussed.

If you have a specific problem and want to address the Board, it is helpful to contact our office prior to our meeting in order to be placed on our agenda.

Prior contact helps us maintain a better schedule for our meetings.