



Welcome to all new members, you have joined a unique group of home owners who have been joined together for over 60 years. All members have agreed to abide by a set of rules that aim to keep this place a little bit better place to be. We work together to make our neighborhoods a little bit cleaner, friendly and connected through our contract in the Homes association. With over 2100 homes and 800 acres the fostering of our local neighborhoods rests with us, the homeowners. The Homes Association is here to set the standards and audit the results.

A new neighborhood tool has emerged to communicate in the Neighborhood and that is social media in all its forms. Through the miracle of the wired world it is now possible for a single person to voice their opinion without any regard to who is going to read it or what credibility it will have. These rants are often seen for what they are, one or two persons, out of an audience of thousands expressing their take on a situation and seeking to educate themselves and others. The Homes Association of Cedar Hills is the representative body of its members and will not practice the engaging in or the spreading of gossip. Any questions about the Association can get direct answers from the Association office. In each monthly Board meeting there will be time set aside for anyone to discuss violations in open session in order to come to an understanding about the nature of a problem and to talk about what compliance means. The Association does not engage in social media nor will it comment on the rants found there.

New member meetings are held once a quarter for any member to attend and find out more of how their Homes Association functions and what is their part to play. The next one is November 10th, 6:30 at the Associations office. *Mark Swan*

Reminders

60 years has given us a diversified landscape throughout our neighborhoods. The mature trees contrast with new plantings for a multilayered effect. Please be aware of any tree on your property that is alongside a walkway or street. It is up to the home owner to keep the limbs of a tree up and out of the right of way so that pedestrians and vehicles are not impeded.

Anyone interested in running for the Board of directors in May 2017 is encouraged to attend the monthly Board meetings and talk with a current Board member. Eligible members have till the second Tuesday in April to submit their nominations to the office.

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November 12, 2016

Fall Cleanup

Fall Cleanup Day is November 12, 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, florescent bulbs 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.

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 :office@cedarhillshoa.org.

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!

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

- **Dog Runs** – our existing policy was updated to be consistent with recently updated Washington County code. Permitting (yes, you need a permit for a dog run) now includes information about the size/type and number of dogs the run is intended for.
- **Front Yard Garden Boxes** – the Board has added consideration of an exception to the height of the box (15 inches), depending on factors such as location or yard size.

Some policies define Association process/procedure, rather than community appearance standards. The following were recently approved:

- **Email** – after a study of how email to the Board has been used, Board members will no longer be accessible by individual emails. “boardofdirectors@cedarhillshoa.org” will be collected and delivered, as appropriate. Emails of general interest will be discussed at monthly Board meetings, while important timely issues will be dealt with by the appropriate people.
- **Recording of Board Meetings** – the Board of Directors expressly prohibits either audio or video recording of Association or Board meetings without prior written approval from the Board of Directors.

Ballot Results

Directors (requires majority approval):

Re-elected: Pamela Fielder and Les Fisher

newly elected: Dana Christner and Lynn Conti

Resolutions (requires 75% approval):

#1 – permitting some types of commercial vehicles. This failed with approximately 65% approval. The survey from 2015 indicated approximately 61%, so this appears to be moving in the direction of approval, but hasn't reached the 75% threshold yet. The Board may try again in the future, possibly with redefined parameters.

#2 – permitting slabs/decks in front setback. This failed for the lack of a single vote (yes, your vote *does* count!). 74.96% is just not enough to pass a resolution. The Board intends to resubmit this resolution for voting on next year. Perhaps with a better explanation, one more person will vote for it.

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

PRSR STD
U.S. POSTAGE
PAID
PORTLAND, OR
PERMIT NO 1558

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.