



The Board is interested in preserving the quality and safety of our community and encourages "neighborliness". The purpose of our Homes Association is to represent the residents. One of the most important duties that the Board performs for the Association is to enforce the covenants, which are in place to maintain the attractiveness of Cedar Hills.

The Board and I appreciate and thank the community members who come to our monthly meetings and those who call us with suggestions and comments about our neighborhood. By working together a community can accomplish great things. It is my and the Boards hope that we can help create an atmosphere in which neighbors care about each other and want to work together to help one another. A sense of interest, importance and appreciation is vital to get and keep people involved.

Over all we are working to help everybody in Cedar Hills feel like they are part of a community that they are proud of, with regulations understood and agreed upon. Building community takes many more hands than the 7 elected board members so keep your email current with us and we will keep you informed.

My thanks to all of you who have helped make our neighborhood a community that is nice to come home to. *Mark Swan*

Isn't Having a Garage Sale the Same as Running a Business?

That depends on how many times you have a garage/yard/plant/estate/etc. sale. While the Board doesn't have a hard and fast rule, discussion of the issue comes up on occasion.

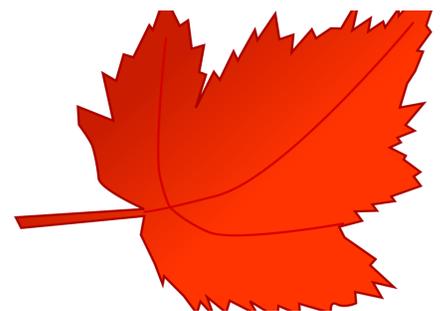
Obviously, since the Association sponsors a "Garage Sale Day" each summer, once a year is not too many. Also (hopefully) obviously, having a sale every week is excessive. Where's the happy medium? Discussion ensues... Think about how your sale affects your neighbors. Don't wait until someone complains about increased traffic, cars parked in unusual places, strangers "tromping" through yards, etc.

Landscaping Stuff...

Fall cleanup: now is a good time to gather up those "loose ends" from the yard that would otherwise overflow your yard debris bin – just in time for the fall Cleanup Day. Please don't forget to bundle or bag your yard debris. It makes unloading quicker so the neighbor behind you in line doesn't have to wait!

Leaves, leaves, leaves... raking your tree's leaves up before the wind moves them to your neighbor's yard is just being neighborly. And if you're not quite sure whose tree it is, maybe you can work together to tidy things up.

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Fall Cleanup Day is November 4, 2017. 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.

Spring Cleanup Results

Whether you take advantage of it or not, 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:

- Over 50 tons of garbage (drop box plus front load truck)
- 3 drop boxes (70 cubic yards) of yard debris
- 1 drop box of concrete
- 4 hours of paper shredding service

The Fall Cleanup day comes early this year – Nov 4th. Plan ahead and we all benefit: save some money getting rid of stuff and help make the neighborhood a little bit tidier.

Is Your Portable Basketball Hoop Sitting in the Street?

It shouldn’t be...

please consider the impediment to parking, traffic and clearance for garbage trucks and street sweepers and move to a more appropriate location.

Christmas Tree Recycling

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

Drop Off :on Saturday December 30th (all day), Monday January 1st (pm only), Saturday the 6th (all day) and Sunday the 7th (pm only) at St. Andrew Lutheran Church, 12405 SW Butner Rd, Beaverton, Or 97005

Curbside Pickup: Schedule a day 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, Dave Swenson, 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 or modified by the Board:

- **Approved Parking Surfaces** - the Board has modified this policy to clarify which materials are approved for use as a driveway/parking pad.
- **Ground level slabs in the Front Setback** – the Board has approved an adjustment to this policy to allow exceptions (e.g. allowed width) to be approved at a regularly scheduled Board meeting.
- **RV Parking Permit** - the Board has added a tenant/owner classification to the permit application for this policy.
- **Car Cover Policy** - the Board has modified the permit requirements for this policy.

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

Why did I Get a Letter About My Sidewalk, But My Neighbor Didn't?

There are two ways sidewalks get reported: an individual report (someone called or emailed, or the office staff noticed an issue) or from a targeted street sidewalk audit.

The Association is obligated to follow up on individual reports of broken or uneven sidewalks and we try to follow up in a reasonable amount of time. Notices go out where sidewalks need attention.

A sidewalk audit is a planned event: a street is chosen: notice is mailed, giving the homeowners time to self-check; volunteer Directors review, measure, mark and log the results; notices are sent where sidewalks need attention.

Please contact the office with your plans to correct the situation, either by phone 503-292-1259 or email: office@cedarhillshoa.org.

Survey Results (Part 2)

This year'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 preliminary results:

Voting incentive – 69% of the Association approves increasing the voting incentive from \$5 to \$10, in an effort to increase participation in the annual vote.

Commercial vehicle details – 57% responded that they voted for last year's proposal (actual vote from last year showed 65% approval). 60% would approve allowing Sprinter-class vehicles. Since 75% approval is required to change our CC&Rs, the Board is not likely to propose any change to our restrictions on commercial vehicles this year.

More results will follow in the next newsletter.

New Member Meeting October 26, 2017

The Association is having its New Member Meeting on Thursday October 26 at 7:00-9:00pm.

The meeting will be held at the Association's office, 9900 SW Wilshire St. Ste. 109, Portland, 97225.

This is an introduction to the Homes Association, the CC&R's and a discussion of the Community. This is open to all members. Call the office at 503-292-1259 to reserve a spot.

Looking forward to seeing you here!

FALL NEWSLETTER 17
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, 2017

The annual assessment were sent out the first part of July 2017, 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

2017 - 2018

Mark Swan, President

Les Fisher, Vice President

Pamela Fielder, Treasurer

Dana Christner, Secretary

Lynn Conti, 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.