

Association Considering Policy – Feedback Requested

The association has recently published a formal policy around garage and other kinds of sales that homeowners may have. The purpose of the garage sale policy to put reasonable limits and controls over the number of garage sales that a homeowner can have over the course of a year as to prevent creating constant nuisance to their neighbors.

In general, the garage sale policy covers advertised sales where the public can come by during the sales hours without an appointment. The garage sale policy does not cover the situation of a private party sale, where a homeowner arranges in advance to sell something, makes an appointment for the buyer to come by, and then at the appointed time sells the item to the buyer.

If a few times a year, a homeowner lists an item for sale on a website like NextDoor or Craigslist, it is certainly not an issue with the association as there is no real nuisance to the neighbors. On the other hand, if a homeowner is making a business out of selling stuff and customers are coming to the neighborhood purchase things multiple times a day, it clearly would be nuisance to the neighbors and a violation of the association’s restrictions, which require residential use of the property.

The board is considering writing specific policy covering private party sales and would like feedback from our homeowners regarding what reasonable limits on the quantity or frequency of private party sales should be. For example, how many times a week or month would someone parking in front of your house to purchase something from your neighbor would it take for you to consider it a nuisance? The board plans to survey homeowners on this topic. Email your suggestions for survey questions or the actual policy to office@cedarhillshoa.org.

New Member Meeting October 25, 2018

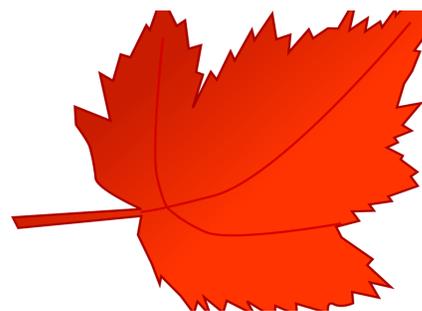
The Association is having its New Member Meeting on Thursday October 25 at 7:00-9:00pm. The meeting will be held at the Association’s office, 9900 SW Wilshire St. Ste. 109, Portland, 97225. This is an introduction to the Homes Association, the CC&R’s and a discussion of the Community. This is open to all members. Call the office at 503-292-1259 to reserve a spot. Looking forward to seeing you here!

Clean Up...

Since the Fall cleanup is right around the corner, 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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November 3, 2018

Fall Cleanup

Fall Cleanup Day is November 3, 2018. You will find your notice enclosed. Please bring it with you for identification purposes. **There have been a lot of changes in the last few 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.

Has Your Child’s Daycare Tested their Water for Lead?

Testing standards for lead in the water of daycare operations have been updated to require day cares to test their water for lead. Have you asked your daycare provider if they’ve had their water tested? Have you considered testing your own water? TV Water District customers can go to leadline.org for information on free water testing for their homes (several water suppliers have access to this service run through Multnomah County).

Poisoned Squirrels...

We don’t all love squirrels, but we might all want to be concerned about poison being left out where they can get to it. The problem with poison is its indiscriminate nature. From rats to raccoons, squirrels to starlings, dogs and cats to kids, whatever animal finds it stands a chance of eating it (or sometimes eating one that found it first). Please be *very* careful when you use poison to get rid of pests and always follow the directions (do we need to be told to do that?).

And if you’re feeding squirrels, please don’t. Native squirrels don’t need your help, and non-native squirrels are considered invasive – they breed faster and carry more diseases and out-compete the locals for food and habitat.

Christmas Tree Recycling

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

Drop Off : On Saturday December 29th (all day), Sunday December 30th. (pm only), Saturday the 5th (all day) and Sunday the 6th (pm only) at St. Andrew Lutheran Church, 12405 SW Butner Rd, Beaverton, Or 97005

Curbside Pickup: Same hours and days as above. You can schedule a day by calling 503-567-9194 or email: t618treerecycle@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, Jay Locke, at 503-567-9194, email: t618treerecycle@gmail.com. Thank you for your continued support!

Cedar Hills Ready! Neighborhood Disaster Preparedness Team



SAVE THE DATE:

Saturday, November 17th at 1 PM
Cedar Hills United Church of Christ
11965 SW Park Way, Portland, Oregon 97225

Imagine the possibility of feeling connected and cared for by your neighbors. We're all in this together! If your power goes out, mine probably does too. If (when?) the earthquake hits, we want to be able to help each other as neighbors, because emergency services will be overwhelmed in a natural disaster; they won't be able to help us for weeks, if not months—so says FEMA and our local government. Let's get prepared together.

Join neighbors and Community Emergency Response Team (CERT) volunteers to create **Cedar Hills Ready! Neighborhood Disaster Preparedness Team**. Our goal is to create an educational event in spring 2019 and a movement within Cedar Hills to help all our neighbors get prepared together. We will be meeting on Saturday, November 17th at 1 PM at the Cedar Hills United Church of Christ, 11965 SW Park Way. For more information, contact: Karen at karen.cedarhillsready@gmail.com and check out <https://fb.me/CedarHillsReady>.

Survey Results

Surveys have been tallied and the Board has begun discussions on the results:

- **Question 1** (review of the “prohibited” list in the CC&Rs): results show most of the members agree with the basic list. Some future discussion areas include trucks and trailers and backyard storage.
- **Question 2** (review of commercial vehicles by type, markings and equipment): results show most of the members do not want commercial vehicles in the neighborhood, although there is some tolerance of vehicles up to a certain size/level of marking. Discussion regarding that level of tolerance will guide the Board in deciding whether to recommend a resolution for the ballot in May.

Comments from the survey participants: for future analysis and discussion.

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:

- **Accessory Structures** – the Board approved an update to describe how to measure shed size, both height and square footage, and included a drawing for clarity.
- **Fences** – the Board approved an update to the definitions of “repair” and “replace”, to clarify when a permit is required.

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

FALL NEWSLETTER 18
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, 2018

The annual assessment, sent out in July, are due no later than November 15th. Reminder notices are sent out the end of October. If assessments are not paid by November 15th, a late fee of \$15.00 is added.

If assessments are still not paid another reminder is sent out warning of a lien if the payment is not received by December 31. An additional cost of \$172.00 will be added if a lien is filed. The account is then subject to monthly interest.

If you are having a problem paying your assessments, please contact the office to make reasonable payment arrangements. Office: 503-292-1259 or email: office@cedarhillshoa.org.

H.A.C.H.

Board of Directors

2018 - 2019

Mark Swan, President

Les Fisher, Vice President

Pamela Fielder, Treasurer

Chris Musolf, Secretary

Steve Robinson, Director

Rex Wheeler, Director

Bill Long, Director

Meetings of the Board

The monthly board meetings are the second Tuesday of each month. The general session begins at 7:00 p.m. in the Association's office. Members are always welcome.

Members of the board also meet on Thursday mornings 10:00am when they review permit applications.

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

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