

Presidents Message

Welcome to the fall newsletter. A lot has happened since the spring newsletter, the biggest being this year's HACH election. We had record voting with just over half of our homeowners participating. Thank you to all who participated. The election resulted in two new directors Jeff Larson and Ken Brown joining the board, replacing Mark Swan and Steve Robinson.

I want to thank Mark and Steve for their service and hard work. Mark served on the board for 16 years and was our president for 9 years. Mark put in countless hours and among numerous other things, got our cleanup days working smoothly and down to a science. Steve served on the board for 6 years and his construction knowledge was invaluable as part of our permit review process.

Director Bill Long and I were elected as new board members last year so with this year's new directors, four of the seven board positions have changed. Your new board has been working hard to serve our homeowners.

In addition to the Director positions, the election included resolutions to amend the CC&Rs with regard to relaxing the restrictions on commercial vehicles and to determine if a financial audit was desired by our homeowners. The audit resolution passed and the audit is currently in progress – we will publish the results shortly after the audit is complete. The CC&R changes did not pass and were the third failed attempt to allow the board to create a more flexible policy around commercial vehicles. The message from our homeowners is clear, we don't want commercial vehicles visibly residing in our association.

Director Brown highlights several things the board has been working on in his article on the next page, but I want to call out the Internet committee. One of the themes in the last two elections and from member input at board meetings has been around a desire for better communications between the Association and its members. While our current website has a lot of information on it (CC&Rs, Bylaws, Policies, Newsletters, etc.), it is only lightly used by our homeowners. We have formed a committee that includes both directors and other homeowners not on the board, whose mission is to determine what needs to be done in terms of content, organization, and technology to improve the usefulness and use of our website. This is significant in that the Association hasn't used a committee model to gather homeowner input for quite some time. I and the rest of the board look forward to the input from this committee.

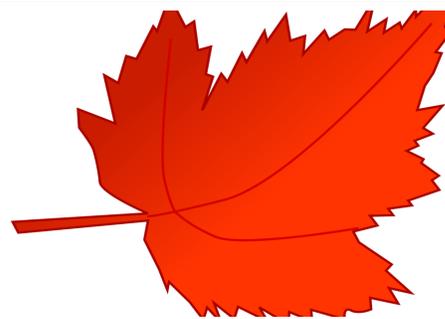
REX WHEELER

New Member Meeting Coming Early 2020

The Association will be having its next New Member Meeting in early 2020. 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. Watch for the Winter Newsletter for the next New Member Meeting date.

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New Board Member Thoughts

It's been five months since I received the honor of serving as one of your HACH directors and I thought I'd share some of my experiences and new insights about our Association and the life of a board member.

The first thing I have to tell you is what a pleasure it's been! I have had more opportunity to meet many more neighbors in these five months than in the whole 28 years living here before. Honestly, my conversations with homeowners and residents, both directors and non-directors have really been a lot of fun, discovering how much we have in common and sharing ideas about the future.

Another discovery: Jeff Larson, the other new member on the board, and I were pleased to find how cordial and open to our questions and ideas the other directors have been. For example, I was honored and impressed to be selected by the newly-formed board of 2019-2020 to be vice president right off the bat after the election: I feel that was a gesture of non-partisanship and I'm committed to honoring it in the same spirit. Since then, I've gotten to know most of the longer-serving directors pretty well and have found we have a lot in common, and it really is clear to me that everyone on the board has the best interests of the Association at heart.

This shared commitment shows in the first things we've accomplished together: I was asked to look into a code of ethics for the HACH board and committees. The board looked at one from the Community Associations Institute, discussed and thought about it for a month, and adopted it with a few customizations the next month. We'll get it on the web site; I think you'll like it. Some other new actions in the summer were the establishment of an Internet committee, and some good practical changes to the fence policy, spearheaded by Secretary Chris Musolf.

That brings up another discovery: there is a lot of work to do! As president Rex Wheeler mentioned at the last meeting, we're looking at changes to make our election procedures much smoother and less divisive. Each year the board looks at and recommends minor changes to the CC&Rs, this year, we have started a discussion about a broader look to modernize the CC&Rs, and I'm working with a great group of volunteers to establish an Events Committee. Plus, there is a lot of day-to-day work! For example, Treasurer Pamela Fielder and the staff have been putting in a *lot* of effort on the financial audit, which will help everyone to be confident that our Association's finances are being handled responsibly.

Finally, if you have some thoughts you'd like to share about HACH I'd be grateful to hear them — and I'm sure other board members would too.

Thank you for this opportunity to serve our neighborhood! — *Ken Brown*

Cedar Hills Ready!



Cedar Hills Ready! Neighborhood Disaster Preparedness Team

SAVE THE DATE:

Monday, November 18th at 7 PM, Cedar Hills United Church of Christ
11965 SW Park Way, Portland, Oregon 97225

Get disaster smart: Neighbors that prepare together, learn together, and share together can better survive a disaster.

- 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 2020 and a movement within Cedar Hills to help all our neighbors get prepared together.
- We will be meeting on **Monday, November 18th at 7 PM** at the Cedar Hills United Church of Christ, 11965 SW Park Way. For more information, contact Karen at karen.cedarhillsready@gmail.com.

Fall Cleanup Day is November 9, 2019. 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, RR ties and tires, we DO NOT accept any TVs, monitors, computers, small engines, florescent bulbs, microwaves 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

Speaking of Cleanup... 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 over 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 55 tons of garbage (drop box plus front load truck)
- 10 tons of yard debris
- 9 tons of concrete
- paper shredding service was provided (available in Spring)

Christmas Tree Recycling

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

Drop Off: From 12pm-4pm on Saturday December 28th, Sunday December 29th, Saturday January 4th and Sunday January 5th 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: t618treecycle@gmail.com. Trees need to be curbside by 12pm. 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: t618treecycle@gmail.com. Thank you for your continued support! Your donations allow us to operate a number of programs for our members.

Letter, letters...

Violation letters (which are not the only type of letter the office sends us) are pretty much a hot-button with everyone – most folks have an opinion about them. Here are a few facts about them. The Board is discussing putting statistics similar to those below on the Association website, in order to better communicate how effective the letters are:

2019 (Jan - Aug) Violation Letters Sent by Type	
	Count
1st Letter (Notice of Violation)	857
2nd Letter (Friendly Reminder)	304
Final Notice (Warning of Fines)	109
"5-day" Notice (Fines Starting)	22

As you can see, the first letter is remarkably effective. Looking at the numbers only 35% of the violations received a second letter, 12% received a final notice, and less than 3% of violations resulted in a fine. Most folks simply need a reminder – oops, I forgot the garbage can yesterday!

Very few folks get to the point of fines, and many folks wouldn't even get a second letter if they'd simply contact the office to discuss the violation or their solution to the violation.

Each violation category has a natural season (we don't tend to need to mow in January), but the big winners, in bold below, are Garbage Cans and Yards in need of attention when the weather is nice. No surprise, really. Of course remembering to put the cans away in the first place, or helping your neighbor remember their cans, would eliminate the need for many letters in the first place. And while some of these numbers look big, they are accumulated over approximately 33 weeks and averaging them over 2114 homes puts them in a different perspective.

2019 (Jan - Aug) 1st Letters by Type	
Violation	Count
Commercial vehicle	19
Garbage Cans	370
Holiday Lights	20
Incomplete permit	2
Inoperable Vehicle	14
Neat & Attractive	60
Work W/O Permit	60
RV/Camper	15
Signs	8
Trailer	30
Yards	211
Boat	6
Wood pile	3
Parking	15
Car impeding sidewalk	1
AIRBNB	1
Sidewalk veg.	3
Fowl	2
Sidewalks	1
STPRK LETTERS	16
TOTAL	857

Policies, policies...

The CCRs give us a relatively simple framework of restrictions, usually indicated by the word “no” in the text, or attached to a specific list of items. It’s relatively easy to update the list, as we did last year to restrict the storage of ATVs in the Association. It gets a bit more complicated when the CC&Rs use words like “commonly”, “offensive”, “harmonious”, etc. The Association’s Bylaws assign the Board the power (and responsibility) to conduct business and make rules. This is where the Board begins to set policy – to define the limits between acceptable and unacceptable.

In the past, many policy decisions by the Board were made one by one, based on memory and discussion, with little outward indication of what the policy would be until it was decided. For some years though, the Board has worked to publish most-used policy statements on a variety of subjects – landscaping, fences, accessory structures, etc. The intent has been to serve three purposes: document policy for members; document a standard to check decisions against; set a starting point for future changes to policy.

Since so many policies now exist as documents, some members have the impression that “if it’s not written, it’s not policy” – this is not correct. The responsibility of the Board to set policy does not depend on written words, it depends on a consensus of the Board. If you get a letter about a violation of policy and disagree, you can argue for a change in policy, or work for resolution through exception, but it’s not correct to argue that there’s “no policy”...

Policy Changes

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 Buildings (Sheds)** – added the possibility for a quorum of the board to permit an exception to style or material requirements for sheds (e.g. different roof style or siding materials).
- **Fences** – updated “courtyard” fencing to permit enclosing portions of slabs/decks in the front setback.
- **Building Permits** – updated the accepted alternative method of notifying neighbors for signatures to “USPS certificate of mailing as a less expensive method than “certified mail”. See the Association website, or call the office, for full details.

Survey Results

505 members completed the 2019 Survey. This is approximately 25% of the Association’s membership and about 50% of those members turning in proxies or ballots. Data is being compiled and the Board has begun discussion of the results – an “Internet Committee” comprised of Board members plus some interested Association members is being formed to look into better utilization of the Association’s website. Survey results should assist this effort greatly. Thanks to all who participated in the survey!

Landscaping notes

The weather’s changed and Fall is coming. If you’ve been saving up your leaves and cuttings for the Fall Cleanup, don’t forget to bundle the branches and bag the leaves, weeds, etc. And please remember to use paper bags and natural fiber bindings (see the Cleanup Day flyer for details).

FALL NEWSLETTER 19
HOMES ASSOCIATION OF CEDAR HILLS
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PORTLAND, OR 97225
Phone: 503-292-1259 FAX: 503-292-1148

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Just a Reminder.....

Assessments Due

November 15, 2019

The annual assessment, sent out in July, are not considered delinquent until after November 15th. Reminder notices are sent in October. If assessments are not paid a late fee of \$15.00 is added. If additional reminders are sent, an additional \$15 late fee is assessed for each. If the assessment remains unpaid and a lien is filed, an additional cost of \$172.00 is added. 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

2019 - 2020

Rex Wheeler, President

Ken Brown, Vice President

Pamela Fielder, Treasurer

Chris Musolf, Secretary

Les Fisher, Director

Jeff Larson, 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.