

Fall 2010



Fall Newsletter

www.cedarhillshoa.org

Homes Association of cedar hills

President's Message

This spring we welcomed three members to the Board of Directors. Their new energy has changed the face of the Board and given us a new direction. They bring the willing resources to assist with community building in our neighborhoods. We have already done a community survey to give everyone a chance to express their thoughts on the strengths and weaknesses of our system. Members have expressed the want of a higher level of communication between the Newsletters. We are working on a higher internet based presence to speed up the response time and keep costs down. For years the Board members have set policy that was referred to after a member had a project to apply it to, now we are working at gathering it in one place and making it available during the planning segment of your projects. Some board members are working on projects that will result in requests for changes in the restrictions, from you the members. 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.

Mark Swan

What is this Homes Association and WHERE is my pool?

The Cedar Hills Homes Association has been around for 64 years and for some of us that is a point of pride and consistency for having survived that long. Others of us arrived a little later and have no idea about what they are talking about other than we hear about someone telling us what to do. When we were incorporated way back when, we were in the middle of farm land and backed up to an airport. The Homeowners to this new Suburbaness quickly found out the rules of living close to each other that they had had in the city were not the same as in the country. They wanted to protect their homes and major investment (16K in 1960 dollars) from major changes that their neighbors could inflict on them. The rules of H.A.C.H are directed at maintaining a neighborhood where everyone pulls together for a better place to live. Even then, everyone knew the rules but no one wanted to do be the heavy enforcer. The Association was incorporated to employ an independent person to do the enforcing with a seven member Board of homeowners setting policies of the items that change over the decades. The community values the open streetscapes and single family homes free of commercial clutter. They sought to keep the buildings harmonious with each other and the area neat and tidy. When the Association was created, garbage, sewer and limited street lighting services were provided, along with all the zonings and By laws that you would expect to come from a small city. Wouldn't they be surprised to find us 64 years later still in the country. We are now joined the surrounding communities for urban services. We continue to operate our own street lights and we actually do have a whole series of pools available to us by our participation in the Tualatin Hills Parks and Recreation District.

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November 13, 2010 – Fall Cleanup

Fall clean up day is November 13, 2010. You will find your notice enclosed. Please bring it with you for identification purposes. **There are a lot of changes that began this spring 2010, besides hazardous wastes, propane bottles, paints, batteries, solvents, pesticides, thinners, and tires, we are no longer accepting any electronics, 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, the clean up is an excellent way to get rid of excessive yard debris and other unwanted items. We expect to have a busy day and hope to see many of you there. Before November 13, be sure and check your garage, back yard or any other area where you may have accumulated things you no longer want. Remember, cleanup is not limited only to “yard debris”. After reviewing the clean up notice, if you have questions, please feel free to contact the office at 503-292-1259 or email us at: office@cedarhillshoa.org

Metro Class

On September 29 The Board sponsored a Metro class called Terrific Turf Without Toxics. Weston Miller from OSU came out and spoke to us about what lawns need to be healthy and how to deal with weeds. If you have any follow up questions or would like to learn more, go to: <http://extension.oregonstate.edu/mg/metro/index.php>. Caring for our properties and maintaining their value is very important to the neighborhood. We will continue to investigate sustainable landscape practices and offer classes to help educate homeowners.

Hen Survey

In Fall 2009, a survey was sent out to all homeowners regarding keeping hens in Cedar Hills. The survey results were announced at the annual meeting in May 2010. Here are the results again: 301 surveys returned (email and regular mail) 116 No, 185 Yes. The interest in the change was enough to convince the Board to put this issue to the membership. Homeowners will have the opportunity to vote on allowing hens in the neighborhood in May 2011 at the Annual Meeting. The proposed language for the change to the restrictions will be published in the voting package to be mailed in April so homeowners will know exactly what they are voting on. Input is welcome. Please send an email to: chickensincedarhills@gmail.com or contact the office with your questions and comments.

Christmas Tree Recycling

Boy Scouts of America thanks Cedar Hills residents for your continued support! Please mark your calendars for the following Scouting activities for Troop 618:

December 4th. - Scouting for Food pickups on Saturday, December 4th. by putting non-perishable food in a bag by your front door. Scouts will also be picking up clothing and small household goods for Goodwill donations Saturday, March 5th, 2011.

December 26, & January 1 & 2 Call for pickup: Dan Falck, the coordinator for the tree recycling to schedule a pickup by phone: 503-847-9923 or email: t618treecycle@gmail.com.

January 8, 9:00- 4:00 Drop off - Bring your tree to St. Andrews Lutheran Church, 12405 SW Butner or contact Dan Falck, the coordinator for the tree recycling to schedule a pickup by phone: 503-847-9923 or email: t618treecycle@gmail.com. Deposit bottles and cans also gratefully accepted. Thank you for your support!

Ninth Annual Festival of Lights

The Festival of Lights is a great success every year with a lot of great entries. Congratulations to all the participants. Carolyn Moore and the Homes Association of Cedar Hills are sponsoring the Ninth Annual Holiday Festival of Lights.

Brighten the neighborhood for the holidays by participating in this year's program. Awards and prizes will be given for the top entries as well as a Grand Prize. Some suggestions for decorating are: displays of white lights; displays of multi-color lights; tree and shrub displays and yard displays.

BE CREATIVE, USE YOUR IMAGINATION!! Judging will occur by December 20th. To enter your home in the Festival of Lights, please call Carolyn Moore, 503-805-5927. HAPPY HOLIDAYS!

Member Satisfaction Survey Results Are In

The Board of Directors, lead by new board member and Treasurer Nathan Goff, recently launched a member satisfaction survey for the H.A.C.H membership. To date the survey has been completed by over 230 of our members. Overall, members of the association exhibit a lower than average satisfaction with the HACH; however, members made it clear that Cedar Hills is a great place to live and they see the association and restrictions playing a key role in that.

The membership would like H.A.C.H to increase the amount of non-violation and positive communication with members, along with sponsoring more community events similar to the recent neighborhood picnic and “Terrific Turf Without Toxics” educational class. The board has taken this directive and will begin to improve and increase positive communication with members. There was also broad confusion amongst members around board policies and the CC&R’s. The board has taken up a project to clearly document and communicate the existing board policies that have been created over the lifetime of the H.A.C.H. The board will also work with association staff to educate the membership on how board policy works in tandem with the CC&R’s to more precisely define how the restrictions are enforced, as well as adapt to changes in our neighborhoods and the desires of our membership.

Members reported mixed experiences with the violation/fining system, policies/CC&R’s, permitting process, and interactions with board members and association staff. There were many members that had very positive overall experiences to share and encouraged the association to continue operating as it does; however, there is also a significant portion of the membership that had overall negative experiences to share and would like to see changes to some of the core ways the association operates.

Given the below average satisfaction and mixed feedback on the more complex issues like violation enforcement and fines, the Board has authorized an additional and more detailed survey to launch in January. This survey will help the board create a strategic vision for H.A.C.H that is driven directly by what the majority of members want H.A.C.H to become.

Thank you to those that took the time to complete the survey. Please watch for the next survey in January. To increase the overall response rate of the next survey it will be sent out in paper form to all members, along with an option to take it online.

New Website Features Coming

Updates to our current website are underway and will be released prior to the New Year. Our current website is www.cedarhillshoa.org and the updated site will be posted there. New features will include regularly updated neighborhood announcements; a calendar of neighborhood events and activities; photo galleries and neighborhood stories and history; H.A.C.H resources and documents; and useful links to related information. The Board of Directors are also in the process of documenting existing policies and permit information, based on the CC&Rs, to create easy to follow guidelines to help when updating or modifying your homes and property. These guidelines are expected to be available on the website in 2011.

Early Cedar Hills

We are on a search for our community’s history. Are you or do you know a long time resident of Cedar Hills? Do you have Stories and Photos about how things were? Or how things came to be? How has Cedar Hills changed while you have been here. Please contact the office and we will have a volunteer come visit you. Any materials volunteered will be returned to you. Office: 503-292-1259, email: office@cedarhillshoa.org

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Just a Reminder.....

Assessments Due

November 15, 2010

The annual assessment which was billed July 1, 2010, is 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 a cost of an additional \$72.00. 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, email: info@cedarhillshoa.org

H.A.C.H.

Board of Directors 2010/2011

Mark Swan, President

Steve Lyon, Vice President

Nathan Goff, Treasurer

Janet Merrill, Secretary

Jim Crawford, Permit Chairman

Carrie Kirschner, Storage Park

Jennifer Holloway Smith, Director

Board Meetings

The Board meets the second Tuesday of each month 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.

Since there is only one meeting a month our agenda is usually full. Prior contact helps us maintain a better schedule for our meetings.