

Homes Association of Cedar Hills

Is dedicated in preserving the livability of our neighborhood since 1946

WWW.CEDARHILLSHOA.ORG

TO THE MEMBERSHIP

Our community has faced challenges in the past year that many of us have never seen before. Due to the recession, many families in our community are dealing with unemployment or reduced hours/wages, and the threat of foreclosures but despite the economic conditions, our community is fairing better than others. Granted, home sale prices have fallen but Cedar Hills remains a desirable and sought after neighborhood. Homes are selling and prices appear to be stabilizing. With less equity to tap into, we have seen a significant reduction in the number of building permit applications for additions and remodeling this year.

However, it is important that we maintain our homes and properties since on going maintenance is much less expensive compared to

extensive repairs resulting from deferred maintenance. Further, maintaining your yard is inexpensive, even on a tight budget, and the resulting value added and curb appeal of an attractively landscaped home is priceless.

As a result of the economic conditions and the concerns for the environment, neighbors are discussing changes to the Restrictions that reflect the times. Some want to raise hens in their back yard for eggs, some want to utilize their front yard to plant vegetable gardens while others want "Eco lawns" to be allowed.

The Board encourages neighbors to form committees to investigate and educate the community, in order to build consensus and bring about desired changes to the Restrictions.

The Board of Directors do not have the authority to change or ignore provisions of the Restrictions. We have an obligation to enforce the Restrictions as written yet realize the need to work with the community to make sure that the Restrictions remain current and relevant.

The Association needs to reflect the homeowner's vision of their community and change with the times when the majority agree to changes.

If you have suggestions for changes and are willing to work to bring it about, please come talk with your Board. In the mean time, the Board of Directors will continue to give it our best to keep our community safe, clean, attractive and, most of all, livable for those who call Cedar Hills home.

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WE'RE ON THE MOVE, JUNE 1, 2010

After years in our current basement office space, the Board of Directors have signed a lease for a new office space.

The new space is at ground level, which is fully accessible to all our members, unlike our current basement location. Further, there is more parking!

We will be moving in June 1, 2010. We hope to have a smooth transition but the office will be closed briefly for packing/unpacking so bear with us. Our days and hours of operation will remain the same.

Our new address will be: 9900 SW Wilshire Ave. Ste. 109.

Located just east across Hwy 217 from the Cedar Hills Shopping Center so we're still in the neighborhood.



SPRING CLEANUP MAY 15, 2010

Spring clean up day is May 15, 2010. You will find your notice enclosed. Please bring it with you for identification purposes. **There are a lot of changes beginning this spring cleanup, 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

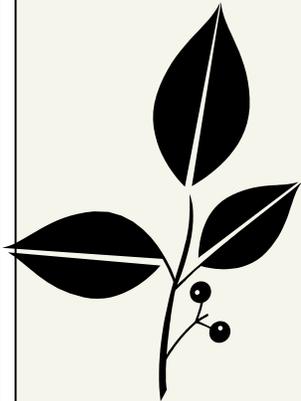
debris and other unwanted items. We expect to have a busy day and hope to see many of you there. So before May 15, be sure and check your garage and back yard or any other area where you may have accumulated things you no longer want.

Remember, cleanup is not limited only to "yard debris".

This is an excellent opportunity to remove the old fencing from your fence project or deck replacement

After reviewing the clean up notice, if you have questions, please feel free to contact the office at 503-292-1259 or email us:

office@cedarhillshoa.org



COMMUNITY CORNER

For people who have, want, or need a service! This feature started several years ago and deserves to be a repeat attraction. If you find yourself in need of help, give us a call and we will do our best to help you. HACH has not done any investigation as to their abilities or credentials. You

must make the same investigation of the persons listed as you would for any prospective employee or employer. The following information has been provided by homeowners as a community service. The Association is not recommending the per-

sons nor will it be responsible in anyway for them.

Information is available on our website **www.cedarhillshoa.org** under community corner

If you are a neighbor in need of if you know of someone who is... give the office a call.

FOURTH OF JULY PARADE

It's almost that time again! The annual Fourth of July Parade will be held at 10:00 a.m. starting at the Cedar Hills Recreation Center located on Park Way. Registration forms can be filled out when you arrive. See you there! Call Carolyn Moore for further information. 503-805-5927.



PARKING STRIP LANDSCAPE

Residents are encouraged to contact the Association before moving forward with landscaping changes to the parking strip (area between the sidewalk and street), to ensure they are aware of new permit requirements for planting or removing trees and other landscaping material from that area.

W E E D S , W E E D S , W E E D S

It's spring again, which means that our attention is again returning to our yard and garden. The grass is starting to grow, the flowers are blooming and the weeds are coming back. Besides being an annoyance to a gardener, weeds are also a violation of the Restrictions.

The Restrictions states: *"It shall be the responsibility of the owner and occupant of any building site to maintain the entire site ...and the area between the property line and nearest curb or improved portion of any street...in a neat and orderly manner free of weeds and debris."* (Article III (g) (2)). The Board is obligated to enforce the Restrictions, which means that when the weeds start showing up, so do the notices from the Association. The Association enforces this since your weed, if left unattended soon becomes your neighbor's weeds.

Many people choose not to use chemicals on their lawn and gardens however, removal of the weeds remain your ongoing responsibility.

Metro offers advice on how to manage weeds with little or no chemicals. They recommend: **Prevention:**

Build healthy soil with compost and mulch. Good soil leads to healthy, vigorous plants that will crowd out weeds. In good soil, weeds are also easier to pull.

Grow a multi-layered garden. If you grow a variety of plants in your garden beds, they will shade the weeds. Fewer weeds would sprout, and any that did would be less noticeable.

Use mulch as a barrier in garden beds. A thick layer of mulch is your best defense against weeds. It keeps most weed seeds from germinating and blocks light from weed sprouts, killing off most of them. Organic mulch also provides nutrients for your plants. Add new layers every year or two as mulch breaks down.

Grow a healthy lawn. The most important elements are enough sunlight and healthy soil. A thick, vigorous stand of turf will have fewer weed than a thin, splotchy lawn. Set your mower on a higher setting, and leave the clippings on the lawn as mulch to add nutrients and improve the soil. Our neighborhood has a lot of clay soil. If so,

you may need to top-dress with a thin layer of compost that is free of weeds. Additives, such as lime, may be needed to adjust the soil Ph to resist moss growth. Water deeply in summer – no more than an inch a week – to encourage deep roots. If your soil has poor drainage, help the lawn "breathe" with a core aeration, then over-seed with a Northwest-appropriate grass seed every year or two.

Note that the Association does not consider "mowing the weeds" to be in compliance with the Restrictions. *"Weed-free", as required by the Restrictions, means removal or eradication of the weeds in the lawn and elsewhere in the yard. The weeds are still there after a mowing. During a week's vacation or period when a rental is not leased, weeds can return, flower and go to seed before the next mowing, spreading throughout the neighborhood. Land lords and homeowner's alike are responsible for the removal of weeds from their property or face fines from the Association.*

In addition to obvious offenders such as dandelions, clover and daisies sold in some lawn seed mixes are considered a weed and are a violation of the Restrictions. These un desired weeds can spread in the wind to neighboring lawns which will require more work, which may include the use of chemicals. So be a good neighbor and manage your weeds before they spread!

Observe:

Notice where weeds are sprouting. Weeds are easier to manage if you get them while they're small. If you have more weeds in some areas, perhaps the soil is bare or the lawn is thin. Covering bare soil with mulch and improving the lawn's health will greatly reduce your weeds.

Noxious weeds are highly invasive. They can escape your yard and spread throughout the neighborhood. Keep an eye out for weeds and pull them as soon as you see them. **Manage:**

Remove weeds when they are young. Not only are small weeds easier to pull, getting them before they set seeds stops many from reproducing all over your landscape.

Use heat to manage weeds. Simple boiling water will kill many young weeds. A teakettle is the safest bet for pouring scalding liquid. A flame weeder – essentially a blowtorch on a wand – is available for less than \$100. Heat is especially useful on patios, driveways and walkways. Avoid using flames in dry conditions and near flammable objects, such as mulch.

Use weeding tools. Hand-held tools are safer than chemical herbicides. They are less likely to harm other plants and won't poison you or run off into and end up in a stream or lake. Tools such as a garden knife, a weed puller, cultivator or hoes can effectively remove weeds.

Some people use household vinegar to kill weeds. New products on the market based on acetic acid (included in vinegar), citric acid (found in lemons) or other acids likely work better than plain vinegar. They are stronger and contain a detergent or soap to make the product stick to plant leaves. Acid-based herbicides will kill or damage any plants they touch, including lawns. They are most useful for managing weeds in gravel and on patios, walkways and driveways. Read product environmental and safety warnings before using.

Chemical herbicides, including weed and feed, are pesticides. Runoff from pesticides may be toxic to fish and other living things. Metro recommends using them as a last resort in solving a weed problem. To reduce run off, do not apply if rain is expected. Spot treat individual weeds rather than broadcasting over a large area. Select the correct chemical product for the intended application. **Learn:**

Evaluate how well your various weed strategies worked. A layer of mulch may have dramatically reduced weeds in your garden beds. A thicker lawn may have greatly reduced the number of dandelions. Work with your neighbors to control their weeds. Start early before the weeds take over. If the weeds don't get started, perhaps none of us need to apply herbicides at all.

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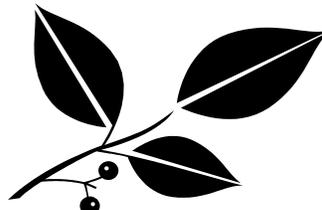
H.A.C.H.

Being a good neighbor means...

- Welcoming new neighbors
- Respecting your neighbor's privacy
- Maintaining the area around your house neat and attractive
- Being conscientious about noises that might disturb your neighbors.
- Ending parties at a reasonable hour. While you're at it, invite your neighbors !
- Returning anything that you borrow from your neighbor and expressing gratitude
- Replacing anything that belongs to your neighbor that you, your children, or your pets break or soil.
- Offering to collect mail, water plants and watch the pets while your neighbors are away
- Socializing with your neighbors by inviting your neighbors over for coffee

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