



# Homes Association of Cedar Hills



*Dedicated to preserving the livability of our neighborhood since 1946*

Spring 2014

Volume 1, Issue 1

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## P r e s i d e n t ' s M e s s a g e

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I have lived in the Cedar Hills neighborhood for 27 years and have been on the Board for 11 years in various capacities. I am used to the interaction between the CC&R's and individual homeowners as we sometimes struggle to define what is best for the neighborhood and how best implement those definitions. We always work within the restrictions and then create an environment that makes sense to the entire membership.

As a recap of this year, there were many things that happened in our Association. We published more policies and proposed more changes to the CC&R's than ever before. We worked with Washington County to have sidewalks installed along 124<sup>th</sup> St. and Fairfield St. We started the first phase of a grading project in our storage park to improve drainage and repair the parking surface. We installed new landscaping at our property on 122<sup>nd</sup> & Center St. to soften the effects of the chain link fence to the neighborhood. We worked with Washington County to help maintain the landscape & replace the missing trees on Park Way. We had the 4<sup>th</sup> of July Parade, the neighborhood Garage sale, and two New Member meetings. Our clean up days survived the change from garbage trucks to drop boxes, along with the large increase of homeowners using the events. There were weekly meetings to review permits, which resulted in most permits being issued within the week. Board members made home visits when it made more sense to meet a homeowner to talk out a problem.

Being on the Board has become much more than a once a month meeting; the Board has met with local neighborhood groups, visited members at their homes to discuss their plans and dreams for their properties, attended weekly permit meetings and worked on policies that represent the entire Association. Board members also organized and worked at the Spring & Fall Cleanups.

It has been a very productive year. The Board, as it adopts new members, will still be representative of all members and will strive for a balance of compliance and understanding of homeowners needs within the parameters of our CC&R's. *Mark*

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## L E D S t r e e t L i g h t C o n v e r s i o n

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The Association owns and operates the streetlights within the Associations boundaries. These lights were installed when the houses were new, about 1957 thru 1970. The homes that are serviced by streetlights pay a yearly fee for electricity, maintenance and future replacement contingencies. In 2001 the steel lamp poles were replaced with aluminum ones. As part of the existing yearly fee we will be updating the actual light head from an incandescent light to a LED light this coming summer. The energy usage will be cut in half and the time between maintenance should be stretched from every four years to close to every ten years. There are three demonstration streetlights already up in our neighborhoods, Check them out at the Corner of Tremont & Park Way, On Huntington at Glenhaven and on Brightwood Street South of Walker Road.

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The primary role of the Homes Association of Cedar Hills Board of Directors is to conduct the business of the Association. This includes but is not limited to approving our budget. It is also developing and enforcing policies, making sure any changes considered are in step with the CC&R's and educating and helping homeowners understand how the HOA functions and their role in it. Board members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community. Solving a homeowner's problem is sometimes a daunting task, but other times the issue is quite simple. The Executive Board is in place because members have chosen from their peers a governing body to facilitate compliance and oversight of the CC&R's. The following questions have been asked during the course of the year by individuals and the Board felt that all members should receive answers from their governing board and not from hearsay or misrepresentation.

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Why aren't the meeting minutes posted to the website?

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*The meeting minutes are for the membership only, and not a public document. At this time we do not offer a secured website "sign on" for membership only information. Meeting minutes are available upon request through the office.*

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When are meeting minutes available?

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*Minutes are available once they are approved at the next month's board meeting*

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Are policies posted on the website? And when are new ones posted ?

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*Currently, most policies are posted to the website. New policies are posted once they are approved. Recently posted items are listed on the homepage.*

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What is the time frame to get a response to emails?

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*We make reasonable efforts to respond to member questions, but we cannot devote the staff time to respond to excessive inquiries and we reserve the right not to respond to inquiries which are not presented courteously.*

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I see violations but I often don't see any progress, how do I know the Association is addressing the concerns ?

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*The object of enforcement is compliance; the Board & Staff address all violations equally. You can see violations but communication between Association and homeowners are always confidential.*

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When is the annual budget adopted?

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*The annual budget is approved at the June board meeting.*

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Is the budget adopted at the open session of a board meeting?

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*Yes, the budget will be voted on at the open session of the meeting.*

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When do Director Positions become available?

*There are 7 Director positions. Each year those positions alternate between 3 or 4 positions available that year.*

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How do I run for the Board?

*Each position is nominated by a petition that is signed by ten members (property owners) of the Association. Along with the petition, you are asked to provide a brief statement introducing yourself and explaining why you want to be a Director. This statement is included in the voting packet. The petition and statement needs to be filed at the Association Office no later than the April board meeting prior to the Annual Meeting, which allows time for printing and inclusion with the mailed packet.*

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Is the membership notified of the newly adopted budget and when are financial statements sent out?

*Yes, each year the budget/balance sheet is sent out three times a year; twice it is included with the Spring & Fall newsletters and again in July with the annual mailing.*

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Do Oregon's Revised Statutes apply to the Association?

*Yes. It was incorporated in 1946 when its Articles of Incorporation was filed with Oregon's Secretary of State. The Association has Bylaws.*

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Does the Association have to follow ORS statutes?

*Yes. However, ORS Chapter 94 specifies the extent to which its provisions apply to associations such as the Association which were created before January 1, 2002.*

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What is the process to hold the Annual Meeting and what is a quorum?

*A quorum is 25% of the 2114 households. A quorum of 528 is necessary to conduct business at the annual meeting. An annual membership meeting is held once a year.*

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What is the \$5 voting incentive for?

*Historically the annual meeting was postponed numerous times, when a quorum of the membership either by proxy or in person, was not achieved. The voting incentive was created to encourage people to vote, which in turn ensured a quorum of the membership necessary to conduct business at the annual meeting.*

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How many votes does it take to approve an amendment?

*To pass an amendment to the Restrictions, it takes 75% of the vote cast in favor at a meeting to which there is a quorum. To pass an amendment to the Articles of Incorporation, it takes a vote of at least two-thirds of the votes cast or a majority of the voting power, whichever is less.*



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## Spring Cleanup May 17, 2014

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Spring Cleanup Day is May 17, 2014. 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 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, 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.

Using the lessons of the fall we will have more drop boxes and more drivers emptying them for a more consistent access to a dumpable drop box. 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. We will have a **shredder truck 10:00-2:00** for your sensitive documents. Thank you for your continued understanding while we work into our new routine.

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](mailto:office@cedarhillshoa.org)



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## New Member Meeting May 8th.

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The Association is having its New Member Meeting on Thursday May 8th at 6:30PM. The meeting will be held at St. Andrews Lutheran Church, 12405 SW Butner Rd, Beaverton, Or, 97005. This is a introduction to the Homes Association with a discussion of the Community, the CC&R's and the upcoming Annual meeting. This is open to all members. Coffee will be served and you are invited to participate in a desert potluck. Call 503 292-1259 to reserve a spot. Looking forward to seeing you there.



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## Maintenance at the Storage Park

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Our Storage Park is scheduled to undergo more major maintenance this summer. The upper half of the parking area will be graded, graveled and remarked. This will address some long standing drainage issues and maintenance of the roadway. Money has been set aside. What this means to you is if you are a Tenant, you will receive notice to relocate your vehicle outside of the storage park during the construction period, and if you choose to have your vehicle within the Association, the rules for these vehicles will be relaxed for two week. If you are an Association member who does not use the storage park, then you may notice vehicles in the neighborhood during the construction period.

Dear Home Owners,

As the May Annual meeting draws near, my two terms on Board of Directors for the Homes Association of Cedar Hills (HACH) draw to a close. I wanted to take this opportunity to reflect upon the past four years and share a little of my experience. I feel I have been lucky to be involved, have worked with some very caring and dedicated people, and have learned a lot about the challenges and benefits of this Association.

Before I became a board member of HACH, I felt frustrated by the lack of communication and clarity of the rules; I wanted to find ways to bring the neighborhood together. I had all kinds of ideas of how I thought things could be done better. I wanted to bring about change.

As it turns out, some things have changed in the past four years, with a great deal of work by the volunteer Directors, office staff and lawyers. However, some of the more important things have remained the same. I learned that the Covenants, Conditions and Restrictions (CC&Rs) are hard to change for good reasons. I learned that some kinds of neighborhood building is better achieved outside of the Association office. I learned that communication between the Association and home owners required interest and participation from all involved. To make this Homes Association great, it takes a great deal of time and effort.

Attempts by the Board of Directors to reach out to and communicate with home owners have vastly improved. The website has been revamped and a lot of information has been added. There has been a huge effort to assemble and document policies and make them available on the website for easy access. This process is slow and difficult. The CC&Rs are written in "legalese" but the policies have to be easy to understand and follow. Policies are used to consistently interpret the restrictions for governing the Homes Association. While the policies must be true to the CC&Rs, they must also be consistent with historical decisions, make sense in today's world, and be applicable to the 2114 homes in our Association.

Another important change that has occurred recently is that rather than a single permit chairperson processing permits, permits are now processed by a team of the Directors who meet on a regular weekly basis. This has led to a much faster, more transparent and collaborative process. If needed, home owners can now discuss their permit application with a group of Directors in a timely manner, without having to wait until the next month's board meeting. In addition, this Board has actively reached out to home owners with two surveys and multiple evening informational seminars. These include new member orientations and landscaping and solar power classes. The next New Member Orientation meeting will be on May 8th. These meetings are for any member interested in better understanding HACH.

What has not changed is our CC&Rs, except for specific line items that have been voted on by the full membership at the Annual Meetings. There is a good reason for this. The CC&Rs provide a stable and consistent set of rules by which to govern the Homes Association. We have all agreed to abide by these rules when we purchased our home. The CC&Rs establish the community standards for maintaining our homes and surrounding landscaping in addition to prohibit specific uses or activities. The benefit of living in a community with CC&Rs is an attractive environment to live in with strong property values. The primary responsibility of the Board of Directors and staff is to uphold these rules. All of the other efforts are extra.

The Board of Directors and staff of the HACH work hard to organize and/or support specific neighborhood events such as the biannual neighborhood cleanup, the annual Fourth of July parade and the annual garage sale. I find it exciting to see the community building and good will that goes on during these events. Some of the changes I hoped for four years ago have been achieved outside of HACH. The Nextdoor website enables participating neighbors to easily discuss what matters to them. Street parties occasionally pop up. Neighbors meet in the parks and at the recreation center - all reasons to celebrate this neighborhood.

I have learned that it takes all of us to make this Association great. There is a limit to what seven volunteers and the office staff can achieve. There are still items on my wish list for strengthening this community and Homes Association but ultimately, what I hope to convey as I look back at the past four years is just how much is going on up at the Homes Association of Cedar Hills office. For such a small, volunteer based governing body of such a huge Homes Association, a lot is being achieved. That said, more good things can happen if more people participate, communicate and contribute to the positive growth of this Association.

All the best,

Jen Holloway Smith.

  
**H.A.C.H.**

Homes Association of Cedar Hills  
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Portland, Or 97225

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**F o u r t h o f J u l y P a r a d e**

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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. Volunteers are needed! Call Carolyn Moore for further information. 503-805-5927. See you there!

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**4 t h . A n n u a l N e i g h b o r h o o d G a r a g e S a l e**

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Got too much stuff? Is it too good to throw away at the Neighborhood Cleanup? Sell it at the Fourth Annual Cedar Hills Homes Association Garage Sale. We will do all the advertising, all you have to do is participate by gathering your treasures to your driveway and put a price tag on them! Contact the office 503-292-1259 or [office@cedarhillshoa.org](mailto:office@cedarhillshoa.org) if you want to participate. Let's join in for a Neighborhood Garage Sale July 12, 2014 .

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**2 0 1 3 - 2 0 1 4 B o a r d o f D i r e c t o r s**

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Mark Swan, President

Chris Musolf, Vice President

Jen Holloway Smith, Treasurer

Carrie Kirschner, Secretary

Rich Krueger, Director

Les Fisher, Director

Steve Robinson, Director

