



Homes Association of cedar hills

Membership is changing in the Homes Association of Cedar Hills and many of the new members don't really know what to make of being in such a large community that has set of community expectations like those set out in the restrictions. We as owners are expected to live up to the community goals with the Association taking on the roll of auditing and enforcement. Indeed, with over 800 acres , 2114 homes and about 5000 people we are bigger than many small towns in the area. We are a planned community set up to live with your neighbors in mind. Welcome to all of you who have moved into the area in the last year. Please try to attend one of the quarterly New Homeowners meetings to get acquainted. We are all here to help build community within the framework the Association gives us and the neighborhoods it helps define.

Mark Swan

Help Wanted....

The Homes Association of Cedar Hills is at its core tasked with the auditing and enforcement of the Restrictions. To do this we employ two staff members who are guided by a Board of Directors. The Directors are homeowners that are elected at large by their fellow homeowners. The Directors are the volunteers that make the Association go and lend their time and talents to activities throughout the year. Policies are guided by the Board while making sure that the Restrictions are applied fairly and consistently across all neighborhoods. Directors are required to attend a monthly Board meeting that goes from 6:00PM till about 9:00 or 10:00 PM. Directors form the core of the Associations Permit review process that meets every Thursday morning. Directors work a 4 hour shift at each of the two clean up days, attend Member orientation trainings , fill other board leadership positions as needed and provide traffic control for the Fourth of July Parade. The President and Board officers are chosen from the 7 elected Board members. Each Board member is provided with an Association email address while on the Board. This year there are 4 Director positions available, just waiting for eager volunteer property owners to fill the positions. This is a great opportunity to get to know and work together with your neighbors and represent your neighborhood. Willing participants need only be a home owner in the Association and be nominated by 10 other homeowners by a petition available for pick up at the Association office. You should be available to serve for a two year term. To be included in the annual voting packet your petition and a brief statement, about who you are and why you want to run for the Board, needs to be turned into the Associations office by April 8, 2014.

Inside this issue:	
President Message/ Help Wanted	1
Clean Up/Lights/Tree Recycle/New Member	2
Sidewalks/Driveway & Sidewalk/Survey/Reminder	3
Friendly Reminders/Board Members	4



Clean up Day SPRING 2013. When we heard that our old Garbage hauler of 15 years would no longer be able to service us for clean up days we knew that we would have steep learning curve ahead of us. One thing I learned as I worked out our new service with our new garbage hauler was that NO ONE ELSE in the Portland area has a cleanup day as extensive as we do. The biggest change we have had to make is the idea that instead of rear loading compacting truck we were going to have to adapt to almost exclusive drop boxes. This means a little more planning on the members part , getting your disposal items assembled to easily pitch into the drop box instead of sliding out of the back of a truck into a garbage truck. We started the day with 8 drop boxes and one garbage truck. The drop boxes filled up more quickly than planned and we ended up waiting a good part of the day for empty drop boxes to arrive. The lines of members went out into the street and at one point almost reached the traffic light. I am happy to say that all members who were in line when we closed at 3:00 were able to discharge their loads. I want to thank all the members who waited in line, in the rain to have their turn at the drop box. I want to thank Pride , our new Garbage hauler , our Boy Scout helpers and the Directors working the traffic control for staying and getting the whole thing finished by 4:30PM.

Clean Up Day FALL 2013. Using the lessons of the spring we will have more drop boxes and more drivers emptying them for a more consistent access to a dump able 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.

Christmas Tree Recycling

Boy Scouts of America thanks Cedar Hills residents for your continued support! Troop 618 will accept Christmas Trees on the following weekends:

Curbside Pickup December 28-29 & January 4-5 will be provided from **9:00-3:30 on Saturday & 12:00 to 3:30 Sunday**. Call 503-567-9194 or email: t618treecycle@gmail.com to schedule curbside pickup before 3pm.

Bring your tree December 28-29 & January 4-5, Saturday, 9:00 to 3:30 & Sunday, 12:00 to 3:30 to St. Andrews Lutheran Church, 12405 SW Butner Rd.

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, Niall McDonnell, at 503-567-9194, email: t618treecycle@gmail.com.

Thank you for your continued support!

13th. 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 Thirteenth 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!

New Member Welcome

The Homes Association of Cedar Hills has been buzzing with activity this summer. About 10 of our homes have been getting new owners each month all summer long. If you are one of these NEW home owners or you are a longer term member you are invited to a New Member meeting held on November 14th at 11695 SW Park Way. Please join us at 7:00 pm. We will present a little history of the Association and a summary of the restrictions. An open discussion will follow. Dessert will be served.

Sidewalks & Driveway Maintenance

Sidewalks and Driveways: The only thing for sure about concrete is that it will crack. After fifty years of use many of our walks and driveways are beyond just a simple crack. If the gap in a crack is greater than a quarter inch or the surface is broken and out of level then it is time to start planning to repair your drive way or walk way. The Association audits the neighborhoods in the spring, will you be ready with a plan?

New Sidewalks

In the name of public safety Washington County has created a new set of sidewalks along Fairfield to 124th and down 124th St. to Center St. These are the first new sidewalks to come to Cedar Hills in a long time. The County conceived of the project in 2007 and funding was found in Fall 2012. Meetings were held between the County, the Homeowners and the Association starting in January 2013. These meetings resulted in increased drainage on Fairfield and a design of sidewalk in 124th that hardly changes the Counties uses of the front yard right of way. Thanks to all the residents of the area who hosted the workmen and heavy machines all summer.

Survey Results

In May, we sent surveys to the membership along with the newsletter and ballots. The board appreciates the many responses received: nearly 50% of those voting also responded to the survey. This helps the board decide what issues to work on this winter and spring, with the possibility of presenting changes for voting on next May. The survey issues of greatest importance to the membership turned out to be “commercial vehicles” and “front yard use”, with “streetlights” coming in a close third.

The board is considering having special “sub-committee” meetings (after the holidays), if there is interest from other homeowners in attending and contributing to the discussion. These meetings would be scheduled during evenings, with the hope that more homeowners could attend and add to a consensus. Please email the office (office@cedarhillshoa.org) with “committee” in the subject line, if you are interested in being a part of this effort. Please include the best way to contact you and if you have a preferred subject from the three listed above (or another suggested subject)

Reminders

No one likes to get a “Reminder” from the Association, but it’s the beginning of a conversation between the board and the homeowner about what is thought to be a violation of the Association’s restrictions or policies. If the homeowner does not contact the office or attend the next board meeting to discuss the violation, the board may eventually vote to levy a fine. The fine continues to build until the homeowner contacts the office with a plan to correct the violation or the board turns the issue over to the Association’s attorneys.

Our restrictions and policies are the way we try to be neighborly with each other. The board would really prefer to have the conversation about how to resolve the situation, rather than burden the homeowner with extra expenses. The fine system is seen as a last resort. Please refer to the Association website (Fine Resolution under the CC&Rs menu) for details on the fine process.

PERMIT NO 11
PORTLAND, OR
PAID
U.S. POSTAGE
FIRST CLASS

FALL NEWSLETTER 13
HOMES ASSOCIATION OF CEDAR HILLS
9900 SW WILSHIRE ST. STE. 109
PORTLAND, OR 97225

Just a Reminder.....

Assessments Due

November 15, 2013

The annual assessment which was billed July 1, 2013, 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 an additional cost. 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 or email:
office@cedarhillshoa.org

H.A.C.H.

Board of Directors

2013 - 2014

Mark Swan, President

Chris Musolf, Vice President

Jen Holloway Smith, Treasurer

Carrie Kirschner, Secretary

Rich Krueger, Director

Les Fisher, Director

Steve Robinson, 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.