



Homes Association of cedar hills

The question “what does H.A.C.H do for me?” gets asked from time to time, usually by someone new to Association assessments or by someone with a permit requirement or a violation of the Restrictions. The primary benefit of the Association is our set of Restrictions, which are intended to maintain our property values by giving us all the same set of rules to be neighborly by. Created before the area had local governments deciding such things, the Restrictions are also the one thing that generates the most negative feelings about the Association, whenever we want to do something not permitted, or need to “ask permission” to do something that just makes sense to us. No one likes to be told what to do.

Having the ability to change our own rules (see: What’s Changed? Results of our ballots) gives us the added benefit of adjusting our definition of “neighborliness” as our community changes. We’re not stuck with the definitions of the 1940s.

There are some monetary and community benefits, as well:

Semi-Annual Clean-Up Day: adding up the costs of dump fees plus fuel costs plus time, you can essentially get your Association assessment fees back, if you take advantage of this event.

Storage Park: although only available on a first-come first-served basis, the number of “prohibited vehicles” kept out of the Association is a benefit to us all. The low fees are a benefit to those renting spaces, and the profit income of the Storage Park is a benefit to all members by reducing the need for higher assessments.

Streetlight Maintenance: the Association owns and maintains 258 streetlights in areas built after 1958 or so. Members in those areas pay additional assessments to cover the costs, but the Association handles the business end of keeping things lit.

Annual Neighborhood Garage Sale – the Association centrally advertises for the event, to the benefit of any member who wishes to participate.

Fourth of July Parade – our own parade! Kids, cars, bikes and a fire truck!

Community Gathering – H.A.C.H coordinated meetings provide a forum for community issue discussions (e.g. parks, sidewalks) and member education (e.g. non-toxic lawns, solar energy).

What Do You Want Changed?

In order to propose CC&R amendments for the May ballot, the Board starts work in winter, based on our observations during the year, as well as suggestions from homeowners. Here’s your chance to directly influence the direction the Board will take in our discussions.

Send an email to suggestions@cedarhillshoa.org, subject: **CC&Rs** (or a letter, if you prefer, to the office, attn: suggestions). Tell us what you’d like to see change: remove a restriction? make it more strict? something that’s important to you to keep in place?

Be as general or specific as you want, but be practical. Change is easier as an incremental thing. The Board may not choose to move forward on your suggestion, but we will read it and evaluate it for general interest to the membership and potential for the ballot.

Inside this issue:	
President Message/ What do you want Changed?	1
Clean Up/Lights/Tree Recycle/Why pay dues?	2
What’s Changed, Results from the Ballot	3
Friendly Reminders/Board Members	4



Fall Cleanup Day is November 15, 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. This is an excellent opportunity to remove the old fencing from your fence project or deck replacement .

Using the lessons from 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. 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 us: office@cedarhillshoa.org

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 January 4-5 & January 10 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.

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!

14th. 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 Fourteenth 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!

Why Should I pay Assessments?

The question “why should I pay assessments?” gets asked by some members.

The basic answer is the same as “why should I pay property taxes?” The Association “runs with the land”, to quote the legal document. The Association is attached to the homes, with your voting rights as a member coming from the property you own. If you bought a house in the Association, you've automatically agreed to 1) abiding by the Restrictions and 2) paying the Association assessment.

What's Changed? Results of our Ballots

In May, we voted a ballot with more resolutions than ever before. The Board of Directors proposed nine changes to the CC&Rs, based on observation of community trends, experience with violations and suggestions from homeowners. Here's a brief summary of the changes we made to our Restrictions. All nine resolutions received more than 75% "for" votes and passed:

- "Caged pets in the house" – previously, the Restrictions only allowed birds (dogs and cats don't require cages, thank goodness!). This change allows for the reality of caged pets other than birds (think hamsters) in the house.
- "Professional use of goats" – previously, landscape services that use goats for vegetation removal were prohibited from operating in the Association. Now, these new offered services can be a choice of an Association homeowner.
- "Reasonable screening of garbage/recycling containers and woodpiles" – previous language in the Restrictions was pretty restrictive (the word "visible" is not necessarily reasonable). This change allows for discussion of what's reasonable.
- "Temporarily allow prohibited vehicles" – previous wording of the Restrictions disallowed several reasonable accommodations that the Board liked as policy: 24-hour courtesy parking of RVs/trailers (with a call to the office), or parking on the street while the storage park is being worked on. Now the Board can allow these reasonable uses and stay within the Restrictions.
- "Tents, canoes, kayaks permitted in fenced backyards" – previously all of these items were prohibited from the property unless stored in an enclosed structure. The new language and associated policy allows homeowners to store canoes and kayaks discreetly in a fenced back yard, or to temporarily set up a tent for cleaning, drying, or a kids camp-night.
- "Six wheels on a pickup" – previous language prohibited "dually" pickups to be parked on the property. Community standards have changed, as reflected by the vote.
- "85 inch pickup height" – previous limit was 80 inches. New pickups can be taller, and bike racks add height. The community voted to change the limit to a more modern number.
- "Allow government/non-profit marked vehicles" – previous language in the Restrictions was less than clear about the status of these vehicles. This change specifically allows them and Board policy defines a process for the homeowner.
- "Acceptable signs" – previously, the Restrictions specified the only allowable signage on a property. This change allows the Board to add to that specified list, as community usage and standards change, without forcing a vote at the annual meeting.

Policies have been written (or are in process of being written) and approved by the Board for all of the new conditions these resolutions have created.

The ballot also included three resolutions to update our Articles of Incorporation. While all received a clear majority of "for" votes, passage requires a two-thirds majority and the third resolution failed to pass by two votes (yes, your vote counts!).

- "Update Association address" – 12 people actually voted against listing the correct address of the Association in our Articles of Incorporation
- "Directors not personally liable" – typical provision of modern HOAs, protects volunteer directors operating in good faith
- "Directors indemnified by Association" – typical provision of modern HOAs, insures legal support of volunteer directors operating in good faith. This resolution failed by 2 votes.

We also voted for directors, with six individuals running for four positions. Two incumbent directors were reelected and two new directors were added to the Board. Interest was high and the Board appreciates your participation.

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

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Just a Reminder.....

Assessments Due

November 15, 2014

The annual assessment which was billed July 1, 2014, 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

2014 - 2015

Mark Swan, President

Chris Musolf, Vice President

Kevin Marold, Treasurer

Pamela Fielder, Secretary

Rich Krueger, Director

Les Fisher, Director

Steve Robinson, Director

Board Meetings

The Board meets the second Tuesday of each month. The general session begins 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.

Prior contact helps us maintain a better schedule for our meetings.