

Homes Association of Cedar Hills

Is dedicated in preserving the livability of our neighborhood since 1946

W W W . C E D A R H I L L S H O A . O R G

To The Membership

It has been busy year here in Cedar Hills. New Board members have come on with an energy to define and spread the word about what a fine community we live in. We have spent the year meeting twice a month to work on how to make the Association more visible and understandable beyond a set of rules kept in a binder. Being fair and consistent across so many households is the primary goal. The community of Cedar Hills has grown into nine neighborhoods and I will be working over the next year to enable a forum where neighbors can get together and share ideas. A Yard class is to

be held soon and an Association 101 class is being planned for the Fall.

This year we are being asked to change the CC&R's to allow something that was purposely excluded from the community when it was established 64 years ago. The chicken issue is about enabling members to speak their minds and focus their ideas. Many members have come forward with both Pro and Con of this idea. Individuals are constantly expressing interest in topics limited by the CC&R's and when an idea has enough interest behind it is important that the idea get a heard by first their peers and then the membership. This is an exercise in how the core rules

are still determined by the current members and that the democratic process is alive and well. Input and involvement are going to be critical to our community growing and thriving in the years ahead. We are still considered one of the prime close in communities and our value will continue to grow in the years ahead. If your neighborhood is getting together this summer let me know and I'd be glad to drop by and answer any questions you might have about the Association, I look forward to seeing you at one of our events this year. *Mark Swan*

SIDEWALKS MAKE GOOD NEIGHBORHOODS

Sidewalks have a way of tying together a neighborhood. Realtors will attest that when a neighborhood has sidewalks, the neighborhood becomes a more desirable place to live. That adds value to the community and the homes in it. Sidewalks serve so many purposes; recreation space for joggers, children with tricycles and pull toys; an informal meeting place for neighbors; and an encouragement for people to make more use of the most basic form of transportation – walking.

Although many of the older portions of the community lack sidewalks, neighborhoods built in the late 1950's and newer included this amenity. These sidewalks remain one of the community's great assets. Experi-

ence has shown, however, that even concrete needs occasional maintenance to keep them safe and useful. Even though the sidewalk is located in the public right-of-way, the owner of the property is responsible for the maintenance of the sidewalk as well as liable for injury resulting from unsafe sidewalks. Often, members of the community who encounter them while walking report unsafe sidewalk conditions to the Association. Small children and the elderly are most susceptible to tripping or falling. Beginning in May, the Board members and/or staff will be walking the sidewalks to identify unsafe conditions. All homeowners should monitor the condition of their own sidewalk and make repairs when needed.

The Association will notify owners when it is determined that repairs are warranted. A no cost permit from the Association is required as well as a permit from Washington County. All repairs are to be made in accordance with County standards. Generally, the standard is, when there is a difference in elevation (raise or fall) exceeding one-half inch or other unsafe conditions like sunken areas that allow water (or ice) to accumulate, areas damaged by tree roots. Improper repairs, such as ramping (adding concrete on top of the existing sidewalk) can not be approved. Failure to make repairs or doing improper repairs can expose you to increased liability for injury. So lets have a safe summer walking!

SPRING CLEANUP MAY 21, 2011

Spring clean up day is May 21, 2011. 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

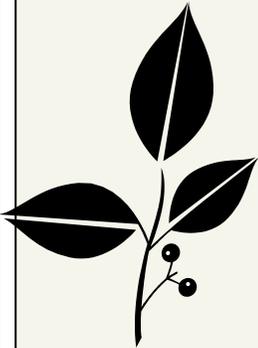
debris and other unwanted items. We expect to have a busy day and hope to see many of you there. So before May 21, be sure and check your garage and back yard or any other area where you may have accumulated things you no longer want.

Remember, cleanup is not limited only to "yard de-

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

**TERRIFIC TURF WITHOUT TOXICS**

A Metro Natural Gardening Presentation by Weston Miller, Community and Urban Horticulturist, Metro Extension Horticulture Faculty, Oregon State University

Looking for easy, sustainable ways to keep your lawn looking great? Learn the latest on establishing, renovating and maintaining

healthy turf that meets your needs. Get time-tested tips practiced by golf course superintendents for mowing, mulching, watering and managing weeds without toxic chemicals. Discover eco-lawns, and learn where to get more information on low-input lawn care.

Sponsored by the Homes Association of Cedar Hills

Wednesday, May 18th at 7pm in the Sanctuary of the Cedar Hills United Church, 11695 Southwest Park Way, Portland, OR

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.

**1ST. ANNUAL NEIGHBORHOOD GARAGE SALE**

Got too much stuff?

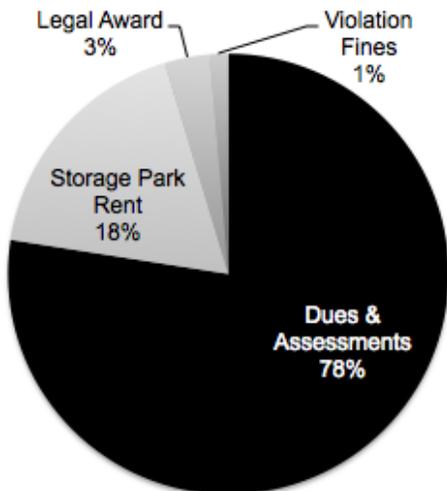
Is it too good to throw away at the Neighborhood Cleanup? Sell it at the First Annual Cedar Hills Homes Association Garage Sale. We will do all the advertising, all you have to do is participate by gathering your treasures to your driveway and put a price tag on them!

Let's join in for a Neighborhood Garage Sale July 7 & 8 .

DEMYSTIFYING OUR ASSOCIATION FINANCIALS

Semi-annually, the association prepares and shares current financial statements with our membership in the Spring and Fall newsletters. For many without a formal accounting or business background these statements are very hard to understand. It is easy to look at them and not really understand where money is spent and why the association has several different accounts with large reserves of cash. I hope to shed some light on how our financials work and why we are required to reserve money for future expenses. We will start by talking about the money that comes into the association, which in accounting terms is called income or revenue.

Current Income by Source



Income: Throughout our fiscal year (July-June) the association collects income through annual dues & assessments, storage park rent, and violation fines. The chart to the right shows how this income breaks down as of March 2011, showing that currently 96% of our annual income is generated from dues/assessments and rent from the storage park.

Due to accounting requirements our legal awards show up in the income section of the financial statements, however these legal awards are not the same as dues and storage park rent. When money is spent on legal fees to address an unresolved issue with one of our members the association pays those legal fees up front. However, after the issue is resolved the association is able to recoup some of those legal fees,

which show up as income under the legal awards account.

Our dues & assessments and storage park rent income is critical to keeping our association operating and healthy, while also making sure we are prepared for future planned and un-planned expenses. According to a budget that is created each fiscal year the income is distributed into three main buckets, which we call funds. The three funds are: operating, reserve, and contingency.

Operating Fund (Expenses)

The operating fund is the money that is required to pay for budgeted expenses used to operate the association on a yearly basis. This fund appears as cash on the asset section of our balance sheet and varies in balance throughout the year as we pay expenses. These funds are used to pay all of the annual expenses of the association. This includes our office rent, office staff, clean up days, insurance, legal fees, streetlight maintenance & electricity, etc... These are all of the items you see in the Expenses section of our budget.

Reserve Fund: The State of Oregon laws that regulate community associations like ours (ORS 94.645 and 94.595) require all association boards to conduct an initial reserve study and annually adopt a budget that allocates funds to the reserve account to maintain, repair, and replace common property owned by the association. This means we must financially prepare for future replacement of association owned property by allocating money to a reserve fund on an annual basis so we have saved enough money to pay for the replacement in the future, without imposing large assessments on our members. We hired Reserve Funding, a local professional reserve study firm, to conduct the initial reserve study and subsequent updates to the study over the next several years. Reserve Funding looked at all assets owned by the association and put together a funding plan that makes sure we will have adequate funds to replace and repair association owned property for the next 50 years. Specifically, Reserve Funding looked at the following association owned assets: Street

lights (257 total owned by our Association), Storage park, including: gate and related security equipment, gravel, asphalt surfaces, metal storage buildings, fencing, landscaping in common area owned by the association and office furnishings and equipment. Preliminary results of the study indicate that we have done a very good job of planning for future repair and replacement of our assets with the approximately \$240,000 in funds we have allocated to our reserve. We will complete the study in April that will set the strategy for proper funding of our reserve.

Contingency Fund: The contingency fund is set up to handle all non-budgeted expenses and is similar to a “rainy day” fund. This can include extraordinary legal fees, special projects, or any other non-budgeted item. It is prudent business practice for an association of our size to maintain a contingency fund to deal with expenses that we are unable to predict on an annual basis. By maintaining a strong contingency fund we are able to handle unexpected expenses without increasing our annual dues/assessments. As the contingency fund allows we may take on special non-budgeted projects that improve our overall community, like adding street lights to parts of our association that don’t currently have them.

Final Assessment: Being new to the board this year and the owner of my own rapidly growing small business, I wanted to use my perspective to give members a new insight into the financial health of our association. I have dug into our financials and commissioned the reserve study to bring an outside look at our finances. While there is always room for improvement and debate on spending priorities, overall I am happy with what I found. We are well positioned to handle future planned and un-planned expenses without requiring our members to take on sudden increases in annual dues.

Nathan Goff, Treasurer

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H.A.C.H.

Keeping Your Property Safe

There has been a rash of car break-ins in the area around Cedar Hills Recreational Center.

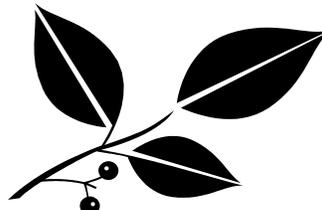
Here are some ideas to keep you and your property safe.

- Remember to lock your car doors each night.
- Bring your automatic garage door openers inside each night.
 - Keep an eye out for strange or suspicious behavior.
 - Talk to your neighbors.

In case of an emergency call 911. For all other questions, reports or suspicions call Washington County non-emergency number: 503-629-0111

BOARD OF DIRECTORS 2010 / 2011

- Mark Swan, President
- Steve Lyon, Vice President
- Nathan Goff, Treasurer
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- Jenn Holloway Smith, Secretary
- Jim Crawford, Permit Chairman
- Carrie Kirschner, Storage Park