

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

While Cedar Hills is comprised of homes built between 1946 and 1970 only those built after 1955 have street lighting. This is due in part to a code changed in 1955 and county requirements that home developers install street lighting as areas are developed. The ownership of the street lights were transferred to the Association when the neighborhood was completed.

The Association currently owns and operates 250 street lights. If you live in an area with street lighting your association dues include

an additional fee to cover operation and maintenance costs. The subject of how to bring additional street lighting the unlit areas of the neighborhood has been brought up many times over the years and has never been pursued as an organized project, until now. The old steel lamp posts were replaced with aluminum posts in 2000, an expansion of the system was not considered at that time.

If you live in an area without street lights and you feel left in the dark, you would like to bring street lights to your

area, the Association is seeking member input from the unlit areas, as to their willingness to have the Association explore the options that would bring street lights to an unlit area. Or you may like things just as they are, that feedback is also welcomed. Please submit

comments to

streelights@cedarhillshoa.org or

in writing to: Homes Association of Cedar Hills, 9900 SW Wilshire, St. Ste. 109, Portland, Or, 97225

Please include your address and contact information. (email, phone etc.).

S O L A R P R O J E C T

Solar energy is still hot these days! Last fall we surveyed the membership and several of you indicated interest in installing solar panels.

While solar panels for energy generation are the big news, homeowners should always be thinking energy conservation first. It doesn't make sense to spend money to generate your own power if your house uses more energy than it should. There are many resources available to help homeowners get the "biggest bang for the buck". For example: Energy Trust of Oregon can provide a free energy audit, and several local companies will do more extensive analysis for a fee; PGE's energy experts will have a solar seminar and other presentations at the Future Energy Conference on

April 27-28, 2012, at the Oregon Convention Center; Beaverton is having their Living Greener Neighborhood Summit at the Beaverton Library on April 14, 2012.

Mr. Sun Solar (one of Portland's oldest solar companies) will allow us to join one of their "solarize" projects in Portland. The proposal selection work has already been done by others, saving us time and effort (Mr. Sun has qualified for multiple "solarize" projects in Portland and just completed the new solar panel installation on the Beaverton Library) and the price and product is good.

We will be meeting with Mr. Sun **Thursday night May 31st, 2012 from 6:30pm to 8:30pm at Cedar**

Hills United Church of Christ (11695 SW Park Way) in the Fellowship Room, for information on the process: site evaluation, costs, government incentives, install schedules, etc.

No one in the association is required to use Mr. Sun – there are many qualified vendors of solar panels – but this meeting will be a good opportunity to get information that can help you make a decision about whether installing solar panels on your home is right for you. If you cannot attend the meeting we've scheduled, Mr. Sun will be happy to meet with you privately (you can identify yourself as a member of "HACH" and will be treated as part of our group).

SPRING CLEANUP MAY 19, 2012

Spring clean up day is May 19, 2012. 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 will also have a donation truck for the Salvation Army, please bring your lightly used household goods and clothing to donate. We expect to have a busy day and hope to see many of you there. So before May 19, be sure and check your garage and back yard for things you no longer want.

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

THINKING SOLAR?

Before considering installing solar panels on your house, have an energy audit done first. The utility companies through the Energy Trust will perform a FREE energy audit on your home and recommend energy saving improvements that you can do to reduce your utility bills.

The Energy Trust will recommend easy or inexpensive im-

provements with quick pay back periods. Most of our homes were built prior to insulation being required in walls, attics and under floor.

New windows will make your home warmer and quieter. Energy star appliances use less electricity than older ones. Older appliances such as refrigerators and freezers can be real energy hogs.

After making conservation improvements to your home, you will likely find that your electrical demand is less.

So if you're still thinking solar after making the conservation improvements, you may find that you can down size the system you need to purchase, saving you even more money.

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.

2ND ANNUAL NEIGHBORHOOD GARAGE SALE

Got too much stuff?

Is it too good to throw away at the Neighborhood Cleanup? Sell it at the Second 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 14, 2012 .

T H E T R E A S U R E R R E P O R T

One of the first big changes for the association in 2012 is our move from banking with Wells Fargo to banking with OnPoint Community Credit Union. This is a fairly slow process given our size and complexity, but we expect to have this completed by mid-year. The office staff and association board members are excited to complete the transition to a local financial institution with a strong track record of financial stability and commitment to their local community.

Online Payments

With this move we expect to make secure online credit card, debit card, and e-check payments of association dues and storage park rent a new option for members. We are working with OnPoint to provide a secure payment portal that makes this easy and safe for our members. This will not replace your ability to write a paper check, but is an additional option. This new payment option will be available later this year.

Budget

The association works off a fiscal year of July – June. This means we are coming up on our final quarter of our fiscal year and are tracking well to what we budgeted for this year. Our recoverable legal fees are higher than we budgeted for, which is due to an increase in the total number of members that have unpaid assessments for multiple years in a row. There are legal fees associated with our attempts to collect from members that have not paid their assessments for 3 years or more. Ultimately legal fees are recovered from the member involved.

Nathan Goff, Treasurer

H O U S E W A R M I N G C E L E B R A T I O N

Cedar Hills is Invited to the St. Andrew's Housewarming Celebration

Saturday, May 5th, 1 – 3 pm ,12405 SW Butner Road , Portland, Or 97225.

You've seen the construction, now come and see the results!

Come and enjoy activities and desserts as a small way for us to say "thank you" to all of our neighbors for your patience during this past year of construction activity.

Events include a Scavenger Hunt throughout the new building and grounds; tours of the restored riparian slope, rain gardens and Sanctuary in the Firs; and carnival games including family-favorite BJ the Clown.

The celebration will include information about our small group ministries that support the community, a chance to sign up for a raised bed in our improved Community Garden and information about the Beaverton Vision Advisory Committee. Information on summer programs for children will also be available.

Let's celebrate together the end of construction and moving forward to keep our community a great place to live!

More information can be found at www.standrewlutheran.com under "Joyfully Building!"

T R E E R E M O V A L

After such a wet spring, members may find it necessary to remove some of the mature scrubs or trees from their property. While no permit is required for tree removal in the yard, a permit is required for tree removal from the parking strip (area between the road and sidewalk). If the tree is in the front yard, members are reminded that when removing a tree the stump needs to either be completely removed or cut below ground level. Trees removed from parking strips must also be replaced with trees from an approved list of street trees. You will find additional information regarding street trees on our website: www.cedarhillshoa.org.

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9900 Wilshire St. Ste. 109
Portland, Or 97225
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H.A.C.H.

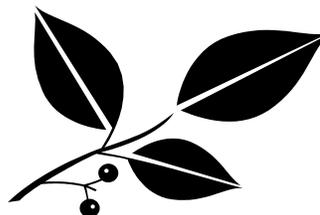
www.cedarhillshoa.org

The website for the Homes Association of Cedar Hills (www.cedarhillshoa.org), had been hard to find using the web search engines but that problem has been found and solved.

We hope folks will utilize the website as a resource about the association. It contains information regarding board meetings, other events, the complete CC&Rs, permit information, board policies and frequently asked questions (FAQ's).

B o a r d o f D i r e c t o r s 2 0 1 1 / 2 0 1 2

- Mark Swan, President
- Steve Lyon, Vice President
- Nathan Goff, Treasurer
- Carrie Kirschner, Secretary



- Jennifer Holloway Smith, Director
- Jim Crawford, Director
- Chris Musolf, Director