



# Homes Association of cedar hills

## Proposed Cell Tower Defeated

Recently, a wireless company approached the Tualatin Hills Park & Recreation (THP&R) District regarding the placement of an 80-foot tall tower adjacent to the Gym at the Cedar Hills Recreation Center, located on SW Park Way. The THP&R property was sought so they could expand coverage between Hwy 217 and Murray Blvd and Hwy 26 and Walker Road. As part of the process for placing a tower on the site, a Conditional Use Permit for the tower was required by the City of Beaverton prior to THP&R's Board approving the ground lease. Prior to submitting their application to the City, a Neighborhood Meeting was required.

The H.A.C.H. Board obtained a copy of the plans for the proposed tower from the City and discussed it at the monthly board meeting. The Board determined that this would have a detrimental impact on our community and would oppose the application. The Board wrote to the THP&R District Project Manager stating our opposition to the proposal. In addition, H.A.C.H. did a mass email to our membership advising them of the pending Neighborhood Meeting and to write to THP&R. Further, a H.A.C.H. Board Member distributed flyers to homes immediately surrounding the THP&R property advising them of the meeting.

Approximately 25 homeowner members of the Association and four Board members attended the Neighborhood Meeting. This was an informational meeting but our opposition was made apparent to both the wireless company representatives and the THP&R District Project Manager in attendance. Concerns varied from its appearance and height, if it would limit future modification of the building/property, possible foundation damage to the gym, health concerns radio signals could pose for children in daycare and pre-school and if this was a reasonable use (being a commercial venture) for public lands.

A week later, we received a letter for the THP&R District Project Manager saying that they had broken off negotiations with the wireless provider and the project would not be moving forward. Once again, THP&R District has proven they are a good neighbor.

For those who attended the meeting and/or wrote letters or sent emails to THP&R, thank you. Our voices do sway public policy and decision making. It worked here. It worked in opposing the Wal-Mart store in Cedar Mill. It worked regarding Beaverton's forced annexation plans for our community.

## A Professional Baseball Stadium in Beaverton?

The City of Beaverton is considering a professional baseball stadium at the site of the old Westgate Theater on Cedar Hills Blvd. Talks and discussions are at their infancy but support and opposition is already starting to get organized. It might be great! However, being so close to our community, it could have impacts on us. Traffic impacts on Cedar Hills Blvd to Hwy. 26, and Walker Road to Hwy 217 or Murray Blvd., cut through traffic on neighborhood streets, noise from games and concerts, etc. Further, the City may look at annexation again to increase their tax base or ask the County to contribute money to the project, increasing our property taxes either way.

Support it or oppose it- either way, get involved! Watch for notices of public meetings (posted on the property or in the newspaper). Join groups supporting or opposing it. Write letters. Testify at public meetings. Get involved- don't leave it up to someone else. Let **YOUR** voice be heard.

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## November 14, 2009 – Fall Cleanup

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Fall is here again and with it brings our clean up day! You will find your notice enclosed. Please bring it with you for identification purposes. We have received a lot of calls regarding our clean up day from our members saying how glad they are that we still have them. As usual, the Scouts will be helping. Their information is located on the back of our notice.

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 November 14, 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 debris”. This is an

excellent opportunity to remove the old fencing from your fence project or deck replacement material. Not acceptable materials would be, hazardous wastes, propane bottles, paints, batteries, solvents, pesticides, thinners, tires, and computer monitors. After reviewing the clean up notice, if you have questions, please feel free to contact the office at 503-292-1259.

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## Eighth Annual Festival of Lights

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The Festival of Lights is a great success every year with a lot of great entries. Congratulations to all the participants. This year, Carolyn Moore and the Homes Association of Cedar Hills are sponsoring the Eighth 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!

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## Christmas Tree Recycling

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Please mark your calendars for the following Scouting activities for Troop 618:

**December 6—Scouting for Food** pickups on Saturday, December 5th. by putting non-perishable food in a bag by your front door. Scouts will also be picking up clothing and small household goods for Goodwill donations Saturday, March 6th, 2010

**December 26, 27 & January 2, 3 & 9, 9:00- 4:00 Christmas Tree Recycling** - Bring your tree to St. Andrews Lutheran Church, 12405 SW Butner or call for pickup of trees Les & Sue Miller, 503-643-2025. Deposit bottles and cans also gratefully accepted. Call ahead for donation pickup or if you have any questions: Les Miller, Asst. Scoutmaster Troop 618.,503-643-2025. Boy Scouts of America thanks Cedar Hills residents for your continued support!

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## Responsible Pet Owners

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Domestic animals are to be maintained on your own property. Not allowed to “roam” the neighborhoods! We receive call frequently regarding someone who allows their pet to freely roam. As weather permits we all want to be outside and enjoy the day but unfortunately we can’t because our neighbors dog barks all day at everything! And sometimes at nothing! Please be a caring neighbor and make sure your pet isn’t annoying your neighbor. A frequent complaint we hear is that perhaps the pet is left outside all day and is lonesome. Maybe the owner is completely unaware that this is disruption is happening. If you have this kind of problem, first visit with the owner of the pet. If it becomes a neighborhood nuisance, please call the office for guidance, we take this very seriously.

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## Street Light Repairs

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If you notice a street light in your area that is out or not functioning properly, please report its location and the specific problem to the Association’s office either by phone: 503-292-1259 or email: [office@cedarhillshoa.org](mailto:office@cedarhillshoa.org). Once a street light is reported to us, a work order is submitted to an electrical contractor that schedules the repairs. There are times however that repairs can take some time to be completed due to power drop problems. Remember, unless we are notified, we don’t know when a street light has a problem. Thank you for your help!

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## Board May Impose Fines for Violations

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To assure that all members of the Association, particularly the new members, are aware of the violation fine policy of the Association adopted by its Board of Directors by resolution on June 13, 2006, that resolution is set forth below:

Resolution providing for the imposition of fines when a member fails to correct a violation after notice.

The Board of Directors of the Homes Association of Cedar Hills (the "Association"), pursuant to the authority granted it by the provisions of the Oregon Revised Statutes, hereby adopts the following resolution:

RESOLVED,

- A. The Board shall have the authority to levy fines for violations of the Association's Restated Declaration of Restrictions, policies, rules and regulations as follows:
- (1) Fifteen and No/100 Dollars (\$15.00) per day for a continuing violation, up to a maximum that may be established by the Board in each instance. A continuing violation is defined as a violation of the Association's Restrictions, policies, rules and regulations that occurs on a daily or regular basis; and
  - (2) One Hundred and No/100 Dollars (\$100.00) per intermittent violation. An intermittent violation is defined as a violation of the Association's Restrictions, policies, rules and regulations that occurs on a non-continuous basis.
- B. The Board shall levy no fine until: (i) written notice of the violation has been sent to the homeowner and (ii) such person has had an opportunity to be heard before the Board or any committee that the Board may appoint from time to time for such purpose.
- C. All fines levied pursuant to this policy are charges that are due and payable by the homeowner against whom such fines are assessed and, unless timely paid, shall be a lien against the homeowner's building site. The lien will include all appropriate legal fees, costs and recording fees along with any interest that accrues until the fine is collected. Correction of the violation that resulted in the fine will not waive accrued fines, fees, costs and interest, which must be paid in full prior to the release of the lien.

The Board has the responsibility to enforce the Association's Restated Declaration of Restrictions, policies, rules and regulations. Prior to adoption of this resolution, the Board found that in the few cases in which a homeowner was non-responsive to notices from the Association of a violation, the only tool for enforcement available to the Board was to turn the matter over to the Association's attorneys, with the result that the Association incurred attorneys fees which it would then seek to recover from the non-responsive homeowner. The purpose of the fine resolution was to provide an intermediate and less expensive means for the Board to bring about correction of violations, prior to referral to the Association's attorneys. The fine system has proven to be a success, in many cases obtaining compliance without incurring attorneys fees. Now it is only in the most intractable cases which require referral to the Association's attorneys.

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## Rv's, Boats, Utility Trailers...

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Just a reminder that Members are required to contact the Association's office by phone 503-292-1259 or via email: [office@cedarhillshoa.org](mailto:office@cedarhillshoa.org) to request a short term courtesy to load & unload from prohibited vehicles such as RV's, utility trailers, boats, etc. as written in Article III, paragraph (h) of the CC& R's. The Board will proceed with the violation process if any prohibited vehicle exceeds 24hours at the property.

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PERMIT NO 11  
PORTLAND, OR  
PAID  
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FALL NEWSLETTER 09  
HOMES ASSOCIATION OF CEDAR HILLS  
1521 SW MARLOW, STE. A  
PORTLAND, OR 97225

## Just a Reminder.....

### Assessments Due

**November 15, 2008**

The annual assessment which was billed July 1, 2008, 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 a cost of an additional \$42.00. 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, email: [info@cedarhillshoa.org](mailto:info@cedarhillshoa.org)

### H.A.C.H.

Board of Directors 2009/2010

Nabil Kanso, President

Mark Swan, Treasurer

Jim Crawford, Permit Chairman

Gary Ruchaber, Secretary

Steve Lyon, Director

Janet Merrill, Director

Bret Stevens, Director

Fall Newsletter:

prepared by Jodie Phelps

### Board Meetings

Last but not least, 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. Your attendance is always welcomed.

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.