

Homes Association of Cedar Hills

Is dedicated in preserving the livability of our neighborhood since 1946

WWW.CEDARHILLSHOA.ORG

LETTER FROM THE BOARD... THOSE PESKY CANS

As many of you know, last year, Pride Disposal replaced the orange recycling bins with a 90 gallon recycling cart. This was done in conjunction with Washington County to promote curb side recycling. This Recycling Cart (grey) is in addition to the regular Garbage Cart (brown) and Yard Debris Cart (green) resulting in a total of three carts. While the Association supports garbage reduction and increase recycling of household material along with yard waste, it has presented us with a growing problem, the number of waste and recycling containers left out on a daily basis (such as being left in front of the garage doors or in a carport) or being placed on the side of the house or garage but still visible from the street. Being a violation of the Restrictions, correction letters continue to be sent to these homeowners and if not corrected, fines can be levied and ultimately the violation can be turned over to legal for action. The Board (remember, we're your neighbors) hates to fine or

bring legal action against any owner but we are obligated to enforce the Restrictions. To ease one category of violations, the Board has proposed to the membership a change to the Restrictions to allow these containers to be placed out the evening before collection day. This change would bring the Restriction into alignment of the people placing their containers out before bed given that collection begins as early as 6 AM. These containers would still need to be removed from sight after collection on collection day. Leaving them out the day after collection would remain a violation of the Restrictions. Our Restrictions require that garbage/recycling containers be stored inside a fully enclosed garage or behind a sight-obscuring fence or screen. Placing them on the side of the garage, where they can be seen from the street, is a violation of the Restrictions. Likewise, the Restrictions

require that garbage and recycling containers can only be visible on collection day. Presently setting them out the night before collection day is a violation of the Restrictions. Please note that placing containers behind chain-link fences, wooden fences with gaps, among bushes, inside a carport or behind short fences that do not conceal the top of the containers, do not satisfy the requirement of the Restrictions. If the containers are too large or heavy for you to move, Pride Disposal does offer, for an additional fee, accommodations to aid in wheeling them to and from the curb on collection day (contact Pride Disposal for information 503-625-6177). Pride Disposal also offers smaller garbage and recycling containers upon specific request. Past discussions with the members of the Association has made it clear that regulating these containers remains important to the majority of the homeowners and contributes

to the attractive appearance of our community. If you do receive a correction letter, please contact the HACH office if you do not understand why you received it or what action is required. They can assist you with obtaining a Building Permit for a fence or screen and answer your questions about the violation. As always, members are invited to attend a monthly Board Meeting to discuss your situation.

The Board hopes that we can reduce the number of correction letters being sent out by clarifying the requirements of the Restrictions as outlined above, providing some ideas for how to avoid a violation and by amending the Restrictions to allow containers to be placed out the night before collection day. The Board asks that you vote in favor of this change.

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WHY VOTE? HERE ARE 5 REASONS...

Over the last several years the Annual Meeting of the Homes Association of Cedar Hills has failed to get a quorum to accomplish Association business. A quorum consists of 528 votes out of the 2,114 homes. A quorum can be made up of people coming to the Annual meeting and casting a ballot or a homeowner may send in a proxy prior to the meeting.

For the first time the Board of Directors have approved an voting incentive of \$5.00 to be credited to your annual assessment. This is to encourage your participation in the Annual Meeting. We understand that many of you are unable to attend the meeting so we have conveniently enclosed a proxy in your voting packet for you to cast your vote and have your

voice be heard. In order to take advantage of this discount you must return a proxy to the office by May 12, 2009 at 5PM or attend the Annual Meeting and cast a ballot there. You will see the credit appear on your 09-10 assessment statement



SPRING CLEANUP MAY 16, 2009

Spring is finally here 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. 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 16, be sure and check your

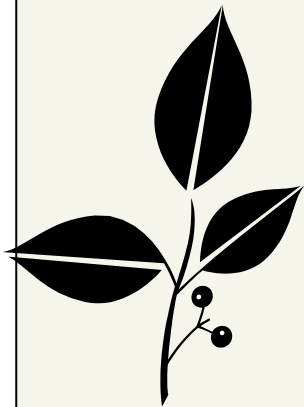
garage and back yard or any other area where you may have accumulated things you no longer want.

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 or email us:

office@cedarhillshoa.org



COMMUNITY CORNER

For people who have, want, or need a service! This feature started several years ago and deserves to be a repeat attraction. If you find yourself in need of help, give us a call and we will do our best to help you. HACH has not done any investigation as to their abilities or credentials. You

must make the same investigation of the persons listed as you would for any prospective employee or employer. The following information has been provided by homeowners as a community service. The Association is not recommending the persons nor will it be responsible in anyway for them. In-

formation is available on our website

www.cedarhillshoa.org under community corner

If you are a neighbor in need of if you know of someone who is... give the office a call.

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.



PARKING STRIP LANDSCAPE

Residents are encouraged to contact the Association before moving forward with landscaping changes to the parking strip (area between the sidewalk and street), to ensure they are aware of new permit requirements for planting or removing trees and other landscaping material from that area.

THOSE LETTERS ARE SO RUDE...

The Association sends out dozens of correction letters every day. No one likes to receive one of these letters but the Association is obligated to enforce the Restrictions and these letters are part of the process established by the Board to seek correction to violations to the Restrictions. These letters are not meant to offend or be rude but they are a necessary part of our enforcement of the Restrictions and maintaining Cedar Hills as an attractive and desirable place to live. In the past, Homeowners have come to the Board and commented that the language in these letters is rude or threatening. Unfortunately, there are legal requirements that we inform you that the Association can fine you if you do not correct a violation and that we can bring legal action against you if you do not correct a violation in a timely way. These letters also invite you to meet with the Board at the Monthly meeting to discuss the specifics of your violation and possible solutions. However, we have reviewed the language of the compliance letters and have re-

vised them to change the tone and to make it clearer what the violation is and what you need to do to correct it. The first letter, a "Friendly Reminder" is intended to bring a violation to your attention and what correction is required. You are given 14 days to make corrections or contact the HACH office to answer your questions or clarify what needs to be done. It reminds you that the Board can impose a daily fine if the violation is not corrected. Please note that the majority of all violations are resolved after receipt of this first letter. The second letter, "Final Notice" informs you that a review of the property finds that the violation has not been corrected and we have not heard from you regarding the situation. The tone of this letter is a bit stronger. This letter again indicates what the violation is and what corrections are required. The letter continues by providing additional information about the Association's right to levy fines and your right to appear before the Board prior

to any fine being imposed to discuss the violation, corrections required and why a fine should not be imposed. It also informs you that the Association may employ an attorney for enforcement if corrections are not made. The Board (your neighbors) would prefer to never find a violation of the Restrictions, never have to send out any letters requesting corrections for violations of the Restrictions and certainly never have to levy fines or bring legal action against any homeowner. However, violations do occur and the Board is obligated to enforce the Restrictions. If you do receive one of these letters, please act promptly to resolve the violation. If you feel you need to contact the HACH office staff, please refrain from yelling or being rude to our staff. They are acting on behalf of the Board of Directors. You are always invited to come and discuss an issue with the Board at their monthly meetings.

BUILDING PERMITS

We are always busy with requests and questions regarding our permit process. Remember, there is never a FEE associated with our permits but if you are planning an outside project, 9 out of 10 times it is going to require completion of our permit application. Even a fence replacement needs one. When a fence is in need of replacement we urge neighbors to work together towards replacement. Sometimes this works and sometimes the burden is solely on one homeowner. Whichever the case, homeowners need to contact our office for the necessary application.

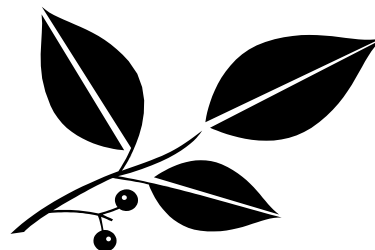
Homeowners also need to complete the permit application process for change to "exterior painting, re-roofing, additions, porches, new or replacement fences,

sheds, greenhouses, playhouses, climbing structures, decks, hot tubs, major landscaping, retaining walls, and raised planters, sidewalks, driveways, mailboxes, basketball backboards, etc." When in doubt, contact our office, and we will be glad to discuss your project and help in any way we can. Realizing time constraints, we ask that you give us an opportunity to review your permit **BEFORE** you implement your plans. Too often we receive the application the day the work is beginning or after it has been completed.

Although the Board can approve after the fact, it can only do so **if the project is allowable under the terms of the restrictions.**

All new permits must comply with current Board policy. Do not base your improvement upon other similar but older improvements you may see elsewhere. By getting prior approval, you avoid the unpleasant possibility and the unwanted expense of having to dismantle your project.

Additions need to come before the Board for approval. Submit permit applications well in advance of when you want to get started so the Board can act on your application. **GET APPROVAL BEFORE** you start





H.A.C.H.

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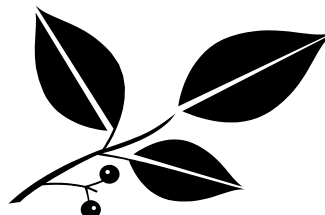
T H E M A K I N G O F A S U C C E S S F U L B O A R D M E E T I N G

The Homes Association of Cedar Hills conducts regular monthly meetings and one annual meeting. The Board welcomes and encourages the presence of Members at these meetings. However, it is essential for the efficient transaction of Association business at these meetings, that all members of the Association conduct themselves in a businesslike, ethical and appropriate manner that serves the best interests of the Association as a whole. To that end, all attending members are expected to adhere to the following Code of Conduct at all such meetings.

- Attending members must maintain decorum and refrain from speaking until recognized by the meeting chair.
- Attending members must not interrupt anyone who validly has the floor, or otherwise disrupt the meeting.
- Attending members must refrain from engaging in personal oral attacks on either Board or fellow members.
- Attending members should abide by time limits set and shall be given an opportunity to continue after everyone has been given a chance to speak once.
- Attending members must at all times behave with common courtesy and civility and refrain from the use of abusive, rude, threatening, or crude language.

B O A R D O F D I R E C T O R S 2 0 0 8 / 2 0 0 9

- Nabil Kansa, President
- Lynda Vinson, Vice President
- Darrel Smith, Secretary



- Mark Swan, Treasurer
- Jim Crawford, Permit Chairman
- Steve Lyon, Vice Permit Chairman