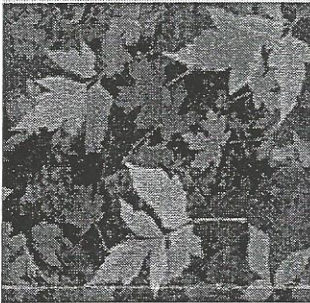


Fall 2016



Phone: 503-292-1259

www.cedarhillshoa.org

Homes Association of Cedar Hills

9900 SW Wilshire St. Ste. 109, Portland, Or 97225

Presidents Message

Welcome to all new members to the Homes Association of Cedar Hills. You have joined a unique group of home owners who have been together for over 60 years. Owning a home in the Association means agreeing to a set of rules intended to keep this place a little bit better. With over 2100 homes and 800 acres the fostering of our local neighborhoods rests with us, the homeowners. We work together to make our neighborhoods a little bit cleaner, friendly and connected through our contract in the Homes Association. The Homes Association is here to set the standards and audit the results.

New member meetings are held two to four times a year for any member to attend and find out more of how their Homes Association functions and what part they play. The next one is November 10th, 6:30pm at the Association office. We look forward to meeting you!

Social media has emerged as a new tool used to communicate within the Neighborhood. Through the miracle of the wired (and wireless!) world it is now possible for a single homeowner to communicate with many neighbors without leaving the comfort of their home: requests, announcements, warnings, rumors, opinions and occasional rants all have equal footing. Although social media seems to be everywhere, the Homes Association of Cedar Hills represents all members and does not participate, as an entity. Social media is not a reliable method for the Association to use to communicate business among its members: it's too easy for one voice to drown out many, too difficult to argue against gossip or rumors and can't be relied upon to get a particular message through to the neighbors who deserve to hear it.

Any members with questions about the Association can get direct answers from the Association office. Each monthly Board meeting has time set aside in open session for anyone to discuss violations, in order to come to an understanding about the nature of a problem and to talk about what compliance means.

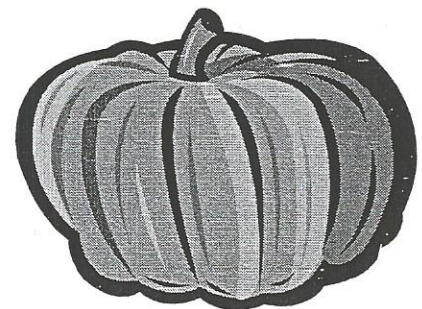
Mark Swan

Reminders

60 years has given us a diversified landscape throughout our neighborhoods: mature trees, new plantings and everything in between. Please be aware of any tree on your property that is alongside a walkway or street. It is up to the home owner to keep the limbs of a tree up and out of the right of way so that pedestrians and vehicles are not impeded.

Anyone interested in running for the Board of Directors in May 2017 is encouraged to attend the monthly board meetings and talk with current Board members. Eligible members have until the second Tuesday in April (to be included in the printing) to submit their nominations to the office. Nomination forms are available from the office.

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Fall Cleanup Day is November 12, 2016. 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 TVs, monitors, computers, small engines, florescent bulbs 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. **There will not be shredding at this cleanup, it will be offered in the spring.**

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: office@cedarhillshoa.org.

Christmas Tree Recycling

Boy Scouts of America thanks Cedar Hills residents for your continued support!

Drop Off on December 31, January 7 & 8 at St. Andrews Lutheran Church, 12405 SW Butner Rd., Beaverton.

Curbside Pickup will be provided by calling 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!

Letters and Fines

There are many misunderstandings about violation letters from the Association and any resulting fines. The Board has worked on refining and improving violation letters for the last several years. The fining system was begun many years ago in an effort to reduce legal fees (it works) while maintaining effectiveness in encouraging compliance with our standards. The key to all of this is to communicate with the office. Here's how it all works:

- An observed/reported violation is verified.
- An initial violation letter is sent. This is intended to notify the owner that there's an observed issue ("you may not be aware...") and ask for resolution ("contact the office").
- After 7 days, if the owner has not contacted the office or resolved the issue, a second letter is sent ("reminder") with details of the violation and listing consequences of no action ("please contact the office").
- After 7 more days, if the owner has still not contacted the office or resolved the issue, a third letter is sent ("final") requesting compliance within 14 days, with an opportunity to communicate with the Board at the next monthly meeting ("please contact the office").
- After 14 days, and after the monthly board meeting, if the issue has not been resolved and no contact with the office or Board, fines begin (\$15/day). The fine continues to build until the violation is resolved. Continuing to ignore the situation will result in legal action.
- A recurring violation (repeating a situation within six months that had previously resulted in fines) will result in a notification letter and immediate fines which will increase to \$20/day.

The Board views the fine system as a last resort and would prefer not to burden the homeowner with extra expenses. To be impartial to all homeowners, fines may not be waived once levied, so it always pays to contact the office and work with the Board to resolve the issue.

Policies

The Board of Directors regularly reviews and discusses policy ideas to help define our community standards within the framework of our CC&Rs. The following policies were recently approved by the Board. See the Association website, or call the office, for full details.

- **Dog Runs** – our existing policy was updated to be consistent with recently updated Washington County code. Permitting now includes information about the size/type and number of dogs the run is intended for.
- **Front Yard Garden Boxes** – the Board has added consideration of an exception to the height of the box (15 inches), depending on factors such as location or yard size.

Some policies define Association process/procedure, rather than community appearance standards. The following were recently approved:

- **Email** – Board members will no longer be accessible by individual emails. “boardofdirectors@cedarhillshoa.org” will be collected and delivered, as appropriate. Emails of general interest will be discussed at monthly Board meetings, while important timely issues will be dealt with by the appropriate people.
- **Board Meetings** -Time allotted for member input has been reduced to 5 minutes unless extended by Board discussion.
- **Recording of Board Meetings** – the Board of Directors expressly prohibits either audio or video recording of Association or Board meetings without prior written approval from the Board of Directors.
- **Fines** – fines for recurring violations have increased from \$15 to \$20 per day. A recurring violation is one that repeats a situation within six months that had previously resulted in fines (at \$15 per day).

Ballot Results

Directors (requires majority approval):

- Re-elected: Pamela Fielder and Les Fisher
- Newly elected: Dana Christner and Lynn Conti

Resolutions (requires 75% approval):

1. Permitting some types of commercial vehicles. This failed with approximately 65% approval. The survey from 2015 indicated approximately 61%, so this appears to be moving in the direction of approval, but hasn't reached the 75% threshold yet. The Board may try again in the future, possibly with redefined parameters.
2. Permitting slabs/decks in front setback. This failed for the lack of a single vote (yes, your vote *does* count!). 74.96% is just not enough to pass a resolution. The Board intends to resubmit this resolution for voting on next year. Perhaps with a better explanation, one more person will vote for it.

Survey Results (part 2)

This year's survey covered landscaping, chickens, RVs and the Cedar Hills Park/William Walker School project. The survey helps provide input to the Board as to what subjects may or may not need attention. The Board greatly appreciates the efforts of everyone who participated. Nearly 500 homeowners (25% of the Association) responded to each question:

- **Front Yard Garden Box Policy working?** – a large majority (88%) of folks felt this policy is working. Most negative comments had to do with keeping them neat and planted. If you have a garden box in your front yard, please check it out – see it as your neighbors see it and keep that “reminder” letter from being sent to your house.
 - **Chickens** – only 15% of folks actually want to have chickens in their yard (with a few additional “maybes”). But 61% of folks do not want their neighbors to have chickens. This is actually a higher number than voted “no” to chickens in 2011. This trend is definitely going the wrong way for the Board to invest any time on this in the near future. So the definitive answer is “NO chickens”!
 - **RVs** – 71% of the Association is opposed to long term permitting of RVs on a property. 90% of the Association feels the current RV policy is working. Those that own or would like to own an RV comprise only 9% of the Association. Most of the negative comments seem to indicate either a misunderstanding of how the policy works, or a desire for more convenience to the RV owner (many suggestions for improvement have actually been part of the current policy for some time). If you own an RV, please review the current policy on the Association website.
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FALL NEWSLETTER 16
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, 2016

The annual assessment were sent out the first part of July 2016, there are 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

2016 - 2017

Mark Swan, President

Les Fisher, Vice President

Pamela Fielder, Treasurer

Dana Christner, Secretary

Steve Robinson, Director

Chris Musolf, Director

Lynn Conti, 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.