



# HACH Newsletter

HOMES ASSOCIATION OF CEDAR HILLS  
Summer 2020

Due to governmental guidance on COVID-19 the HACH office will be closed to in-person visits. See the website for updates.

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## Homes Association of Cedar Hills

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## President's Message

# HACH in the time of COVID-19

As we all know COVID-19 has been a significant disruption to our lives. While we have been posting updates and information on the HACH website, it has been a while since we have sent out a mailing. Read on for updates and notes about what's happening at HACH.

The HACH office is currently closed due to social distancing however as a business we are operating. While the office staff is in the office a few hours a week, the office is not open to the public. When not in the office, our staff is remotely checking and responding to email and voice mail messages, so feel free to call or email the office for HACH related assistance.

The annual meeting and election have been postponed to August 20. The meeting will be held over Zoom and the election will be vote by mail. We are asking that ballots be returned to the office by August 14. If you want to run for the board, the deadline to file is the July 14th board meeting. We plan to have an online candidate forum on August 6th. Ballots and official notice of the meeting will be mailed out shortly after the July board meeting. There is a detailed description of the election process on our website.

This year's election is important as we will be voting for five board positions (a controlling majority) and two CC&R changes involving the allowance of small trailers and chickens (which

has historically been a "passionate" topic). Please be an informed voter by reading the candidate statements and consider attending the candidate forum. Most importantly, please VOTE!

In order to move the annual meeting and hold it online as well as to clarify some issues discovered during last year's election, the board has made updates to the Association's bylaws. The updated bylaws are on our website and can be requested from the office.

Monthly board meetings are now being held over Zoom and are still at 7pm on the second Tuesday of the month. If you wish to attend a meeting, you will need to register online for the meeting in advance. The registration links are posted on our website several days before each meeting.

Building permits are still being processed. For simple permits that don't require a board quorum vote such as paint, roofing, fences, sheds, and driveways, we are typically getting them approved each Thursday. Larger projects such as additions or permits needing exceptions to policy are still handled at the monthly board meetings. Neighbor notification requirements have been relaxed in many cases, and when still required we are accepting email signatures. Contact the office for details.

Rex Wheeler, President

## Board of Directors 2019-2020

Rex Wheeler  
President

Ken Brown  
Vice President

Pamela Fielder  
Treasurer

Chris Musolf  
Secretary

Les Fisher  
Director

Jeff Larson  
Director

Bill Long  
Director



## Audit Results

The financial audit for the Association has come back with no significant findings. If you would like a copy of the report, please contact the office.



## Candidate Forum

The candidate forum is coming up. If you have a question you would like the candidates to answer please email to the office.

## The HACH Community Events Committee

Hello to all 2,114 homes of Cedar Hills! My name is Matt Pilster Pearson and I am a Cedar Hills homeowner of 8 years. After meeting Carolyn Moore and helping with the 4th of July parade last year, I was inspired to approach the HACH Board with the idea of creating an events committee that connects all of us together.

With the help of the Vice President of the HACH Board, Ken Brown, and several other committed leaders within our community, the Board voted unanimously at the November HACH meeting to approve the creation of the Community Events Committee.

Foundational to The Community Events Committee are “Neighbors connecting with neighbors to serve, share and celebrate the Cedar Hills Neighborhood.”

We have an amazing community of talented, smart, caring, resourceful and committed neighbors within our homes association that given

the opportunity would love to support the 4th of July Parade (next year), volunteer for the neighborhood clean-up days, mobilize solutions for the fall leaf pickups (no longer supported by Clean Water Services), assist elderly or disabled neighbors, encourage and lead block parties, volunteer with Cedar Hills Ready! and much more.

Please email [events@cedarhillshoa.org](mailto:events@cedarhillshoa.org) if you would like to be contacted when we organize a community meeting to align talents and skill sets, organize events, and collaborate with the HACH Board to embrace and enhance the neighborhoods in which we live.

I believe that “Teamwork makes the dream work” and that this is a neighborhood to take great pride in. Please help pitch in to make Cedar Hills the best place to live and truly take pride in this great neighborhood that we all call home!

## HACH Website Committee

Homeowners Tarra Castillo, Kerry Hopkins, Kirk Jones and Diana Velene, along with Board Members Jeff Larson and Bill Long are studying possible changes to the HACH website. Using input from the homeowner survey, we’re looking at options to improve the homeowner experience. Easier access to information, a more modern look and updates to events going on in the neighborhood are some ideas. Updates on our progress will be given at the monthly board meetings.



## Things Are Pretty Tense These Days, Can't We Relax The Rules?

Sure. We can. We actually have. Given the limited hours the office is occupied, the limited direct contact Board members can have with each other, and the financial pressure many of our neighbors are experiencing, the Board has made several adjustments to ease notifications, extend time limits and provide non-physical ways to get the work of the Association done. People are still submitting permit applications, often via email, and

those permits still get approved each week. Violations of "neat and attractive" still get noticed, but maybe not quite as quickly, and timelines for corrections are maybe a little more flexible. That doesn't mean you shouldn't bother putting away the trash can or stop mowing the lawn - we still live next to neighbors that appreciate things looking nice. Questions? Ideas to help make things better? Contact the office!

### Policy Change

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 policy was recently approved by the Board:

- **Temporary Use of RV/Utility Trailers, Other Restricted Items** – this policy was modified to clarify use of the courtesy call permit as well as to add definition of large passenger vans as qualifying for "exceptional" temporary permits.

## Sidewalk Troubles

Imagine the knock on your door – your elderly neighbor has just tripped on the sidewalk outside your house... (from *"Who Painted Orange On My Sidewalk?"*, HACH Newsletter, Winter, 2015).

Well, now the above has happened. In the last few weeks we have received multiple reports of trip injuries caused by sidewalks needing maintenance. Please check on the condition of your sidewalks. The State of Oregon, Washington County, and HACH CC&Rs all agree that the homeowner is the party responsible for maintaining sidewalks between the property and the street.

The Board recognizes the expense, time and effort involved in repairing or replacing sidewalks, and has no expectation all sidewalks will magically get fixed. But given the

recent good weather and our current stay-at-home world, folks will be walking the neighborhood for recreation and we all need to all make an effort to assure the safety of the sidewalks outside our homes.

Please check your sidewalk. Consider at least marking trip hazards until you can schedule a repair (fluorescent orange is good, but don't mark your neighbor's sidewalk without their permission!).

Washington County considers a variance exceeding  $\frac{1}{4}$  inch in height between panels to be a violation. The Association notification threshold is  $\frac{1}{2}$  inch. Small variances can be ground down, large variances will likely require replacement (ramping up is not permitted). See the policy on the Association website, or contact the office, if you have questions.

## What ARE The Rules?

The CC&Rs are complex and finding the rule you're looking for can be a chore. The Board tries to clarify (or define) the rules by writing policies on specific subjects. Sometimes an item needs a lot of clarification because it's a complex subject (e.g. fences). Sometimes it just needs some specifically stated limits (e.g. front yard garden boxes). Mostly, our Association rules come in two flavors:

### Keep it Neat and Attractive:

- House, driveway, sidewalks in good visual repair
- Garbage cans and wood piles screened
- Yard maintenance done (weed-free, trimmed walkways, mowed lawns, etc.)
- No visible "restricted items" (RVs, commercial vehicles, etc.) without a permit
- Proper use of "seasonal" items (yard signs, holiday lighting, vehicles on lawn for washing)

### Get a Permit for "Material" Changes to Appearance:

- New structures (fences, sheds, gazebos, house additions, etc.)
- Visual modifications to existing structures (house color, changing number or size of windows or doors, adding solar panels, etc.)
- Major landscaping changes (50% of yard changed, walkways, patios, etc.)
- Adding/removing street trees
- Temporary use of "restricted items" (RVs, commercial vehicles, etc.)



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## — Jeff's Corner —

When I decided to run for the board last year, I was excited to get involved and make a difference. Taking on this position has been a great experience and I look forward to bringing more positive change to our association this coming year.

At the first meeting I attended we reviewed the number of violation letters, I was very surprised to how few there were. What surprised me even more was the small number that actually resulted in fines. This was not what I expected to see.

The number one reason a letter is sent out is for garbage can violations. When garbage cans are put away and out of sight it makes our neighborhood look better. Please put your garbage cans away, and if you see a neighbor that has cans out, do them a favor and remind them or take care of it yourself. The second most common violation letter is in the spring/summer months for weeds.

While these violations may seem petty, a clean neighborhood is a benefit for us all.

In just a couple months, we will be having an election. This year we have five board positions open, so if you have been thinking about getting involved - now is the time.

In addition to the board positions, I have proposed two CC&R updates to be voted on this year. The first item is allowing in updating the CC&R's. The first item we will have on the ballot is allowing homeowners to keep a small trailer, or water craft on their property as long as it is behind a fully fenced yard and not visible from the street. The second item will be allowing homeowners to have chickens on their property. If approved, the board will develop a policy and take homeowner input as to the number of chickens, type of cages, locations on lot, etc. We will also look to the city of Beaverton and Washington County for guidance in developing this

policy. Both of these items will require 75% approval by voters in order to pass. I feel these are common sense updates that will allow homeowners to use their property in new ways while maintaining the neat and attractive look of our neighborhood.

Get involved in our committees! We have an internet committee working on updates and changes to our website, an events committee that is looking at additional events to hold, and a lot of good people working hard to make a difference.

Make 2020 the year you get involved. Maybe it's a committee, maybe it's making a commitment to attend a board meeting, or maybe it checking on a neighbor you have not seen in a while. We are in a challenging period and now is the time to do what you can to help a fellow neighbor. Make it happen !

Jeff 