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Fall Newsletter 2021

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PRESIDENT'S MESSAGE

Fall has arrived again. Who would have thought we would ever be happy to see the rain?

With the leaves starting to fall and the rain returning it's a good time to check those gutters to prevent water where you don't want it at home, as well as keeping an eye on the street drains to prevent those really big puddles.

I want to extend a thanks to Director Steve Robinson for his service on the board. Steve has moved out of the association and is no longer eligible to be a director. The board has appointed our assistant secretary and former board member Dana Christner to fill the remainder of the term. Thanks also to Dana for agreeing to step in.

Your board has been busy, we have been updating the website, updating policies, processing lots of building permits, and looking into online voting for the annual meeting. Look below in the newsletter and on our website for details.

Rex Wheeler, President



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DATES TO REMEMBER

- November 9, 21 — Board Meeting
- November 15, 21 - Assmnt. Due
- November 20, 21 — Fall Cleanup
- December 14, 21 — Board Meeting

OFFICE VISITS

Our office is generally open to visit, but you must wear a mask, and knock to be let in. It's still a good idea to call ahead, to make sure staff are in the office before visiting.

You can drop envelopes in the lockbox by the door (left side of the door), and most business can still be accommodated via phone and/or email. Please call if you have questions.

FALL CLEANUP NOVEMBER 20, 2021

Fall Cleanup is November 20, 2021. You will find your notice enclosed, please bring it with you for identification purposes. **There have been a lot of changes in the last few years.** **Beside NOT accepting hazardous wastes, propane bottles, paints, batteries, solvents, pesticides, thinners, RR ties and tires, we DO NOT accept any TVs, monitors, computers, small engines, florescent bulbs, microwaves or appliances.**

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 please remember to use paper bags and natural fiber bindings (see the Cleanup Day flyer for details).

Thank you for your continued understanding. 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.

Remember, cleanup is not limited only to “yard debris” so be sure and check your garage and back yard for items you no longer want or need. This is an excellent opportunity to get rid those old fence boards.

There will be a paper shredding truck from 10-2 at this cleanup.

As usual, a Youth Group will be helping. Their information is located on the back of our notice.

NEW WEBSITE

The new HACH website has been in operation for several months now and is well suited for updates and improvements. One recent change the Board of Directors approved was to categorize policies by type (e.g. Administrative, Landscape, etc.) to make them easier to find. The most recent revision date of each policy is also listed, so you can see if it's been updated since you last looked, without having to open it up looking for changes.

Online permits have been in operation for some time, and adjustments to this process continue. Having an easy to fill, legible copy of the permit application is a major benefit. Just remember: you will still need to email any required supporting documents (e.g. site plans, scans of paint colors, etc.) to the office separately, in addition to submitting the online permit.

You should be able find everything on the site that used to be there – spend some time looking around. If you see something that is missing or could be improved, feel free to send a note to the office (office@cedarhillshoa.org) and the board will look into it.



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 new Board:

Accessory Buildings – The policy was updated to clarify permitting requirements (e.g. appearance, setbacks, foundation) for large structures, as well as the applicability of permitting to temporary seasonal structures.

Driveway, Walkway & Parking Surface Standards – The Board combined multiple related policies into a single standard document.

Ground Mounted HVACs – The Board has updated the HVAC policy to clarify screening requirements.

Beehives/Beekeeping – The Board has created a policy to permit beekeeping and inform interested homeowners of responsibilities to both kept bees and the community.

Permit Process – The Board has updated the permit process policy to clarify the need to get a permit for replacement of existing structures. Note that current policy may not allow locations or structures previously approved (or built without approval).

Street Trees – The Board removed references to non-Washington County “approved tree” lists, to reduce confusion and better align with County rules. Web links to resources were updated.

See the Association website for full details.

CHRISTMAS TREE RECYCLE

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

Drop Off: From 1pm-4pm on Sunday, January 2nd, Saturday January 8th and Sunday January 9th at St. Andrew Lutheran Church, 12405 SW Butner Rd, Beaverton, Or 97005

Curbside Pickup: Same hours and days as above. Trees need to be curbside by 1pm. 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, Phil Tavernier, email: t618recycle@gmail.com.

Thank you for your continued support! Your donations allow us to operate a number of programs for our members.



Cedar Hills Ready! Team - How to Win Friends & Survive a disaster

Hello! Do you feel connected to your neighbors? If a natural disaster strikes, your best chance of survival is to be surrounded by caring people who are knowledgeable and prepared — people who have your back and know what to do—your neighbors. Lucky for you, Cedar Hills Ready! can help you get prepared. We have free resources, videos, workshops, educational meetings, and speakers.

We are currently planning our programs for next year. If you'd like to provide input, get on our email list for future programs, or request a speaker to facilitate your neighborhood meeting, contact Karen or Lincoln at info.cedarhillsready@gmail.com

or visit us at www.cedarhillsready.org.

Also, you can subscribe to our YouTube channel at <https://tinyurl.com/chr-youtube>, or “Like” our Facebook page, @CedarHillsReady. Hope to hear from you! Stay safe!



WHERE IS MY PROPERTY LINE?

If you're submitting a permit application that requires a site plan (e.g. fencing, sheds), you will need to know where your property lines are. You can't necessarily rely on fences and hedges to be correctly placed, and the edge of the street is not necessarily the edge of your property.

For side and back property lines, the following are some ideas that can help:

- Talk to your neighbor – they may have had a survey done.
- Use county property maps to find exact dimensions of your property.
- Look for the “pins” that mark the corners (know someone with a metal detector?).
- Call a surveying service.

For front property lines (remember, corner houses have *two* frontages), you can measure using the street:

- Measure the street, edge to edge to find the center (watch for traffic!).
- Measure from the center toward your property, one half the width of the official street (county right-of-way) width. Most streets in the neighborhood are 50 ft, so in that case, you'd measure 25 ft. You can call the office to verify your street is not wider than 50 ft.
- If you have sidewalks, you'll likely end up within 1 ft of the house side of the sidewalk. If you don't have sidewalks, you may be surprised to see how much of “your” front yard is really county right-of-way. Make some kind of mark, for later use.

Why is this important? Because structures in the county right-of-way are generally prohibited, and certain things cannot be built within the setback.

RESTRICTIONS REMINDER

As a reminder, the CC&Rs require properties in the Association be used for single family residential purposes. While having a home office is fine, any business activity that involves customers, goods, or materials coming and going is prohibited. This means that offering services like Airbnb and Rover are not allowed. Similarly, commercial vehicles are not allowed to be parked in the Association unless they are in a fully enclosed garage.

WHAT IS A SETBACK?

A setback is the distance from the property line within which building certain structures is prohibited (whew!). There are several reasons for having a setback code – aesthetics, safety, emergency/utility access. It's also essential to know when drawing your site plan, to determine where something can *not* be built.

Generally, side setbacks are 5 ft (County rules allow 3 ft in some instances, but the Restrictions specify 5 ft for all side and rear property lines).

Rear setbacks are 5 ft for small items (sheds, decks, etc.) and 15 ft for large items (large sheds, house additions, etc.).

Front setbacks range widely, depending on the street of the property. Washington County has defined front setbacks generally and the Association has its own list of specific setbacks for the front of each property. See Exhibit C of the Restrictions and look for your property by tax block/lot for each plat. The two setback systems match in many cases, but where they don't, the more restrictive one "wins". Check with the office, if you have a question.

WHAT IS AN EASEMENT?

The Restrictions declare an easement reserving a 5 ft wide space running along the side and rear property lines for each property to ensure access for any current (or future) utilities needing maintenance (think telephone poles, guy wires, cables, sewers, etc.). Building structures in an easement is essentially prohibited for this reason.

AVOID PESTS

Although the winter months may have reduced the prevalence of rats in the neighborhood, they haven't gone away. You can do a lot to prevent them from becoming an issue at your home (or your neighbor's home):

- Don't leave food out for your pets - rats will find it (so will the squirrels and raccoons...)
- If you store birdseed for your feeders, make sure it's not where the rats can get to it, and inspect *under* your birdfeeders – if the birds are leaving a mess, the rats may try to clean it up
- Check your shed or other covered areas for signs of rats in residence – they eat (or try to eat) just about anything
- Set traps if you find traces (you'll know it when you see it) – hardware stores carry many types of trap –rats seem to really like peanuts (you can use peanut butter for mice)
- If you actually see a rat, realize there are likely *several* more that you don't see.



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BOARD MEETINGS

The monthly board meetings are the second Tuesday of each month. The general session begins at 7:00 p.m. by Zoom. Members are always welcome.

Members of the board also meet on Thursdays when they review permit applications.

If you have a specific problem and want to address the Board, it is helpful to contact our office prior to our meetings in order to be placed on our agenda.

Prior contact helps us maintain a better schedule for our meetings.

ASSESSMENTS DUE

NOVEMBER 15, 2021

The annual assessments are sent out in July and are due no later than November 15th. Reminders are sent out by the end of October. If assessments are not paid by November 15th, a late fee of \$15.00 is added.

If the assessments continue to be delinquent, a statement will be sent out monthly and an additional late fee of \$15 will be assessed for each reminder sent out.

If assessments remain unpaid and we have not received any communications, a final reminder will be sent warning of a lien and its cost of \$172.00 when a lien is filed. The account is then subject to monthly interest.

If you are having a problem paying your assessments, please contact the office to make payment arrangements. Office: 503-292-1259 or email: office@cedarhillshoa.org.