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Fall Newsletter 2022

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PRESIDENT'S MESSAGE

In our election for board members last spring, we only had two candidates run for four open positions. Due to the way our governing documents work, a director remains on the Board until replaced so this meant that two directors that didn't run remained on the board.

A director could of course resign, as it's not indentured servitude, but fortunately those that didn't run volunteered to remain on the board.

In the past several elections there have been enough candidates, so we were not as aggressive at recruiting as we could have been. Next spring, we will have five open positions on the Board, and it would be great if we had enough candidates running to fill them. I don't know how many current directors will run again, but assuming not everyone does, we could use a few new candidates.

So, what is the board and what does it do?

Primarily the Board is a group of seven volunteer homeowners that are elected to represent the membership and set our community standards. The Board's job is to determine the policy that specifies how the Association interprets and enforces the CC&Rs as well as making financial decisions and providing direction to the office manager.

The Board is responsible for our permitting process - for determining what sort of exterior changes are acceptable in terms of additions, changes, landscaping, fences, and overall, what is considered "neat and attractive" as required by our governing documents. The board is also responsible for our violation process.

Board members meet as a group once a month. We spend about an hour in executive session with our lawyer discussing private legal matters and collections issues, and then we spend two to three hours in our general business meeting approving major permits, making decisions on new policy or policy exceptions, and making other Association decisions. Outside of the monthly board meeting, directors spend time approving simple permits, preparing policy proposals for the full board, and getting feedback from the homeowners that they represent.

If you think you might be interested in representing your fellow homeowners, have an interest in setting the policy that defines our community standards, and have some time to volunteer, consider running for the Board next year. For procedural details on running, contact the office in the spring. For general information on being a director or what directors do, reach out to me or other board members. If you aren't interested in running but want to express your opinion on desired policy changes, please reach out to the office or the board.

Rex Wheeler, President

FALL CLEAN UP NOVEMBER 5, 2022

Fall Clean Up is November 5, 2022. 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 9-12 at this cleanup.

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

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:

Fences Policy – The Board clarified that the finished (more “attractive”) side of a fence should face out toward the street and adjoining neighbors (neighbors may mutually agree to a different appearance *behind* the street-viewable portion of the fence.

General Landscape Policy – The Board has incorporated a description of “naturescaping” as regards to general landscaping requirements.

See the Association website, or call the office, for full details.

CHRISTMAS TREE RECYCLE

Boy Scouts of America thanks Cedar Hills residents for your continued support! Your donations allow us to operate a number of programs for our members.

Drop Off: From 1pm-4pm on Saturday January 7th, Sunday January 8th, Saturday January 14th, and Sunday January 15th 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: t618treerecycle@gmail.com.

NATURESCAPING

As folks become more interested in water conservation and reduced yard maintenance, the phrase “naturescaping” comes up more frequently. Naturescaping is the practice of using native plants to create a natural landscape in your yard that can benefit people, water, the environment, and wildlife. It’s not as simple as ripping out your lawn or planting a jungle to avoid mowings; rather, you approach a set of thoughtful principles when redesigning your yard, such as:

- **Building Soil** – Fallen leaves can create a mulch layer (yes, it’s possible to do this in a “neat and attractive” way); composting kitchen scraps, plant cuttings, etc. (managed so you don’t attract nuisance animals).
- **Right plant, right place** – Consider available sun and moisture of your yard, including the sunlight, water, temperature requirements and growth rate of your plants. Avoid overcrowding or overly sparse planting, as well as invasive or aggressive non-native plants.
- **Water conservation** – Avoid plants that require long-term irrigation. Use drip irrigation, timers, and mulch to conserve water.
- **Retain stormwater in your yard, if appropriate** – Rain gardens can capture stormwater, depending on the soil and slope of the property. Please consider your neighbor’s property if you think you might want to do this. Clean Water Services (cleanwaterservices.org) may have advice (or requirements).

While HACH community norms for landscaping allow for great variety in approaches, “neat and attractive,” well-maintained landscaping applies in all cases, including “naturescaped” yards.

Visit the East Multnomah Soil and Water Conservation District website at www.emswcd.org for resources on native plants and naturescaping. You’ll find resources on naturescaping, such as design principles, site analysis, concepts, methods, and plant selection.



**Let’s get ready,
Cedar Hills!**

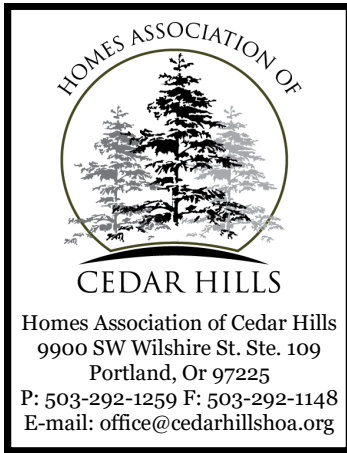
How about that hurricane Ian? Aren’t you glad we live in non-hurricane territory?

Although we are relatively safe from hurricanes, Oregon ranks in the top 10 states for natural disasters according to FEMA. The time to prepare for any disaster or emergency is BEFORE not AFTER it hits.

Lucky for you, Cedar Hills Ready! can help you get prepared. Check out our new website for upcoming events, checklists, videos, and tips on how to get prepared: www.cedarhillsready.org

Be prepared not scared!
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.

Get prepared with your neighbors by hosting a neighborhood meeting. We can help facilitate and provide the materials. Contact us at: info.cedarhillsready@gmail.com



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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.

A board member reviews permit applications on Thursdays.

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, 2022

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.