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Fall Newsletter 2023

www.cedarhillshoa.org

office@cedarhillshoa.org

PRESIDENT'S MESSAGE

About this time of year, one of the things the Board starts thinking about is if any changes to our governing documents (CC&Rs) should be proposed to the membership at the spring annual meeting.

The current governing documents are on our website and while admittedly not an exciting read, are very important because they specify what we as an Association have collectively agreed can and can't individually be done with our properties. The governing documents are a legal contract between homeowners and the Association.

Changing the CC&Rs is difficult as it takes a quorum of homeowners to participate and super majority of those homeowners voting to approve. (Ensuring we have quorum and are able to elect a Board and vote on governing document changes is why we have the voting incentive each year.) Changes are usually proposed to clarify outdated or confusing language, keep the restrictions in line with other laws, and to align the rules with changing homeowner sentiment.

If there are things that you would like to see changed next year, now is the time to suggest changes, as crafting the correct language is a lengthy process for the Board and our legal counsel. To suggest a change, first check with some of your neighbors to validate that what you want is likely also wanted by others, and send an email to the Board or reach out to the office. We look forward to homeowner input.

Rex Wheeler, President

SURVEY RESULTS

Thanks to all who participated in the 2023 survey. There were 416 survey responses – 52% of the members who voted – a respectable response. The Board has begun reviewing the results during board meetings. Here is a brief summary:

- Q1 – Clear instructions for online voting: **yes = 93%**
- Q2 – Voting method – paper/online: **paper = 62%**
- Q3 – Reason for voting on paper: **usual/customary method = 56%**
- Q4 – Would you vote online again: **yes = 98%**
- Q5 – Should we offer online voting again: **yes = 80%**
- Q6 – Should we support the 4th of July parade: **yes = 70%**
- Q7 – Landscaping of parking/planter strip: This was a complex range of multiple choice answers, from all hardscape to the current policy, or a combination of the two. The Board has much to discuss in future meetings.

FALL CLEAN UP NOVEMBER 4, 2023

Fall Clean Up is November 4, 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.**

To make it easier to dispose of yard debris, we will have a wood chipper for disposal of all yard debris, there is NO need to bundle yard debris anymore!

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 of your personal residential stuff, it is not intended for disposal of your business’s waste.

There will be a paper shredding truck from 10:00-2:00 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 keep our community standards current within the framework of our CC&Rs. The following policies were recently approved by the Board:

General Landscape Policy – The Board has reorganized the General Landscaping Policy for clarity and incorporated the following, which no longer appear as separate policies:

- **Street Trees**
- **Lawns and Lawn Alternatives**
- **Front Yard Gardening Boxes**

See the Association website, www.cedarhillshoa.org 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 6th, Sunday January 7th, Saturday January 13th, and Sunday January 14th 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.

MESSAGE TO LANDLORDS

If you are a landlord, *you*, not your tenant or your property management company, are responsible for any violations of our Restrictions. Please make sure your tenants understand what's involved in living in our community:

Keep the Property 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 before-hand
- Proper use of "seasonal" items (yard signs, holiday lighting, holiday decorations)

Only the property owner can sign a permit for "material" changes to the appearance of the property (please don't ask your tenant to submit the permit application, other than for temporary use permits):

- 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

And if you've received notice of a change that might affect your tenant (Pride's garbage pickup schedule and street/sewer repairs come to mind), please make sure they're informed, as the jurisdiction in charge may only be contacting the owner of record.



ARE YOU READY?!

Did you know that 31 disasters have been declared in Oregon in the last 5 years (according to FEMA)? We live in an area with a "relatively high" FEMA Risk Index. One way to lower your risk is to create a connected, caring, and resilient neighborhood, starting with your block.

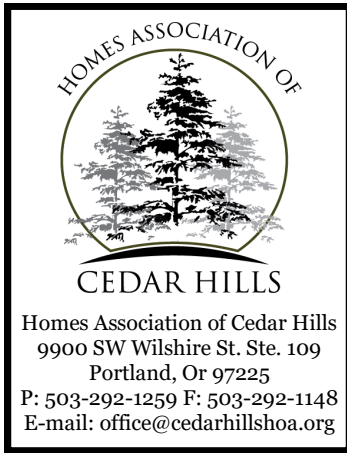
Lucky for you, Cedar Hills Ready! can help you and your neighbors get prepared. *Consider hosting a neighborhood meeting.* We can help facilitate and provide the materials, all free. Contact us at: info.cedarhillsready@gmail.com

Or check out our website for upcoming events, checklists, videos, and tips on how to get prepared at: www.cedarhillsready.org

Be prepared not scared!

The time to prepare for any disaster is BEFORE not AFTER it hits.

We hope to hear from you soon!



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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, 2023

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.