

Spring Newsletter 2022

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President's Message

It's annual meeting and election time again. This year, we are asking the membership to update our Articles of Incorporation.

In layman's terms, there are three main documents that legally define the Association and they are collectively called the "governing documents."

The first is the Declaration of Restrictions (CC&Rs), which establishes us as a planned community and creates the property use restrictions that are attached to our deeds. Enforcement of these CC&Rs is the primary role of the Association. The CC&Rs can be updated by the homeowners and, in most years, the Board has put updates to the CC&Rs on the ballot. Because of this, the CC&Rs are relatively current.

The second is the Articles of Incorporation, which legally makes us a corporation and specifies the corporation's purpose, powers, and duties. The Articles can also be updated by the membership, but we haven't done so and much of the text of the Articles dates back the 1940's origin of the Association.

The third document is the Bylaws, which define how the Association will enforce the restrictions. The Bylaws establish the Board, officers and duties, meetings, voting, quorum, and the ability of the Board to create resolutions and policy (which in turn is used to enforce the restrictions). The Bylaws can be updated by the Board itself, and the Board has kept the Bylaws up to date over the years.

Since much of our Articles of Incorporation are so old, they still contain references to things the Association envisioned it might do in the future such paving and maintaining streets and sewer systems and providing police and fire protection. Now, 75 years later, these things have been done and are the responsibility of other entities. The Articles also contain language that is redundant because it also exists in our CC&Rs, Bylaws, and / or state law.

The proposed changes remove language that is redundant or no longer relevant and adds some language that is missing, but legally required. The proposed changes do not make any changes to the Association's broad authority, or its structure. There are a few election-related items being removed from the Articles; assuming the resolution passes, the Board will add those items to the Bylaws, bringing all the elections related rules together one document.

The voter's packet has all the details along with a section-by-section explanation of what the proposed changes are. The existing (and outdated) articles can be found on our website. This is a long overdue legal housekeeping measure, and the Board recommends passage. It will require a quorum and a 2/3 majority to pass, so please vote.

Rex Wheeler, President

SPRING CLEANUP MAY 14, 2022

NEW LOCATION

Spring Cleanup is May 14, 2022 and will be held at **Beaverton 4 Square Church, 13565 SW Walker Rd, Beaverton, OR 97005**. You will find your notice enclosed, please bring it with you for identification purposes. Special thank you to Beaverton 4 Square for making this possible.

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. There will NOT be a shredding at this cleanup.

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.

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



WEBSITE NEWS

Over the last several months, the Board of Directors has approved several improvements to the HACH website:

- The Permit Process & Permit Forms pages have been reorganized to a single page containing the process description and links to the permit policy and permit forms (both online and PDFs).
- Online permits have been modified to accept all types of modifications. But don't forget to follow with an email with supporting documents (e.g. paint colors, site plans, etc.)!
- The Association Policies page has been reorganized by type of policy (structure/appearance, landscape, etc.), as well as listing the most recent update date, so you can see what's been recently changed.

The Board is also including some questions on use of the website in its current survey. Your input is appreciated.

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:

- **Bee Keeping Policy** – The keeping of honeybees can be problematic for your neighbors, so the Board has developed a permit policy to manage the process. Please read the policy *before* deciding you want honeybees on your property.
- **Accessory Buildings Policy** – The Board has consolidated policies for Detached Garages and Accessory Structures into a single policy document, including a description (and diagram) of allowable sizes and locations and setbacks for all accessory structures.
- **Driveway, Walkway and Parking Surface Policy** – The Board has consolidated individual policies for these items into a unified policy.
- **General Landscape Policy** – The Board has incorporated the Parking Strip Policy into General Landscape, and updated references to related policies for those items requiring permits (e.g. Street Trees, Front-yard Garden Boxes, etc.).
- **Street Trees Policy** – The Board has updated the Street Trees Policy to refer to only the Washington County approved trees list (with updated web-link).

See the Association website for full details.

SAVE the Date for Sat June 25th 10:30-12:30 (Registration will be required) Cost \$0-\$55

Water Filter Workshop! Learn about water resiliency, make potable water from local streams and how to build a 2-bucket filter system. Workshop is free. Additionally, there will be a purchase option to build and take home your own 2-bucket filter system. Watch for registration here: <https://tinyurl.com/water062522>

Cedar Hills Ready! aims to create a more resilient, connected neighborhoods with practical information on how neighbors can prepare for disasters. A small group of neighbors volunteer not only their time and skills but also contribute \$\$\$ to bring Cedar Hills Ready! to you. Please consider a donation of \$10- \$100+ to help offset our expenses. Mail a check to CEDAR HILLS READY! 11965 SW Lanewood, Portland, OR 97225 or contact Bill or Karen at 971-361-9348.



Emergency Water Filter Workshop



& build a water filter

Materials cost \$55 Sat, June 25th 10:30 AM

<https://tinyurl.com/water062522>

For more info: www.cedarhillsready.org or info.cedarhillsready@gmail.com (971-361-9348)



Fines and Letters...

Occasionally you hear complaints about the unfairness of fines or legal bills from the Association. While it's common to feel chagrin (or anger, or embarrassment) when receiving a violation letter, most folks simply correct the problem and move on. We published some statistics a while back showing the effectiveness of the violation letter process:

2019 (8 months of data) Violation Letters Sent by Type	Time to Respond	Count	% of 857
1st Letter - Notice of Violation	Promptly	857	
2nd Letter - Reminder Notice – 1 week after first notice	1 week	304	35%
Final Notice – Warning of Fines – offer to meet with Board	2 weeks	109	13%
"5-day" Notice – Fines Starting in 5 Days	5 days	22	2%

Each letter requests communication with the office and/or resolution of the issue. As you can see, very few violations result in fines. If fines cannot prompt resolution, the issue may be turned over to our legal counsel for resolution. That process begins with a letter, but could result in a lawsuit, and probably results in legal costs to the homeowner, as provided by our CC&Rs (the idea being to save the Association from spending non-violators money through higher dues). *Very few* violations ever get the stage of a lawsuit.

Did You Know...

You can attend Board meetings on Zoom using a land-line phone?

It's true – no computer/smart/internet/cell/wireless/tablet required. Zoom works with a basic phone. All you need is a phone, phone line, call-in phone number, meeting number and pass code. You supply the first two items, the office can supply you with the rest. You can even raise/lower you "hand" (*6) and mute/unmute your microphone (*9). Each month will have a different meeting ID and pass code, available through the office.

Current Weeding notes...

- Dandelions –dig a few out each time you mow your lawn and there'll be fewer each time.
- Little Bittercress - those weeds with the “popping” seeds that go everywhere. They pull out fairly easily this time of year. Get them before they pop!
- Wild (Shiny) Geranium – you've seen these little guys: low growing, red stalks, wide-spreading.

Happy gardening!

Anonymous Violation Reports

The office occasionally receives Complaint forms with no identified “reporter”. This information is necessary to validate that the form is being used properly, to report a violation, and not to anonymously cause trouble for a member. This form is only to be used *by* Association members, *about* properties in the Association.

As the form itself says: “The Board will not respond to phone calls or anonymous reports.”

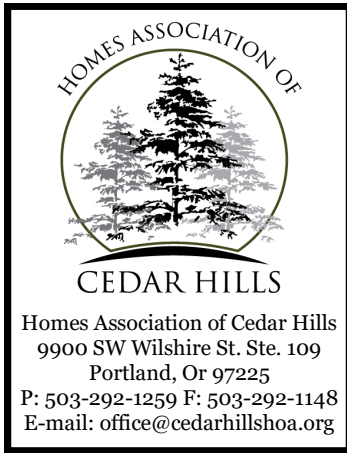
Why do I need a permit to replace my fence (shed, etc.)?

Simply put, an existing structure may not meet current policy standards (size, location, materials used, style of finish), or the structure itself may not have been originally built with a valid permit. Fences, in particular, are a great example of why the neighbor-notification part of the permit process is important.

Got Rats?

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



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.

Annual Assessments

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.