



## Welcome to Cherry Ridge

Many of you are new to Cherry Ridge so we want to get you up to speed on what being part of a “planned community” means for you

“Cherry Ridge is a **Residential Planned Community** with established Bylaws and Protective Covenants, Conditions and Restrictions (CC&Rs) that define responsibilities of the Cherry Ridge Owners’ Association. The Cherry Ridge Owners’ Association is made up of homeowners, Cherry Ridge Apartments and Cherry Ridge Market Center. Specific responsibilities are outlined in the Bylaws and Codes & Covenants.”

The intent of our owners’ association (sometimes referred to as an HOA) is to maintain common areas, preserve home values and keep the neighborhood safe.

You should have received a copy of the Bylaws and CC&Rs when you closed your loan. If you did not, you can find them at <http://www.cherryridgehoa.org/>. (Lots to explore here!) As an owner, you have a voice and a stake in the decisions made by your Board.

The Board of Directors of the Cherry Ridge Owners’ Association is comprised of

- Two (2) owners, voted on by all homeowners
- Manager, Cherry Ridge Apartments—Anita Strain
- Manager, Cherry Park Market Center property—Roger Shirley

We are currently seeking an owner to join Sherri Hooker on the Board. We thank Nicole Young, past president, for her time on the Board. It is greatly appreciated.

***We have included the process and dates associated with electing a new board member in this newsletter. Please review, note dates and consider joining the Board.***

In the interim, Sally Savidge, former Cherry Ridge Board member (both as secretary & president), has been assisting Sherri in navigating this transition.

Board meetings are generally held every other month at the Troutdale Library. However, with the social distancing recommendations in place, the next meeting will be on ZOOM. Association annual meeting is scheduled for June 30, 2020 at 6 p.m. All Owners are invited to attend. Directions on how to participate will be forthcoming.

As indicated, in a planned community there are Protective Covenants, Conditions and Restrictions (CC&Rs) that need to be followed. Again, you can find those on the Cherry Ridge website <http://www.cherryridgehoa.org/> Below are ones we want to highlight.

**PLEASE NOTE: OWNERS ARE RESPONSIBLE FOR ADVISING RENTERS OF THE CC&Rs.  
ANY VIOLATIONS AND/OR FINES ASSOCIATED WITH SUCH ARE THE OWNER'S RESPONSIBILITY**

**Offensive Activity, 5.07** *"No noxious or offensive activity shall be carried upon any Lot, nor shall anything be done thereon which may be, or may become an annoyance or a nuisance to the neighborhood."*

**Trash or Rubbish, 5.12** *"No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers and **out of public view**" (emphasis added).*

**Animals, 5.11** *"No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other household pets may be kept..."*

"Multnomah County Animal Services guidelines for Barking Dogs" states "it is unlawful to permit any animal to unreasonably make a disturbance, such as repeated episodes of continuous noise lasting 10 minutes or episodes of intermittent noise lasting 30 minutes, providing someone did not intentionally provoke the animal other than the owner." Full guidelines at <https://multcopets.org/services/barking-dogs-other-noise-nuisances>

**Temporary Structures, 5.05** *"No structure of a temporary nature, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at [sic] a residence, either temporary or permanent."*

## **PARKING**

Many owners have multiple personal and work vehicles to contend with. Please consider your neighbors when parking vehicles. This is particularly true for residents on SW Stella and Cerise where there are no outlets on the East end. Below is the CC&R addressing parking as well as reference to the City of Troutdale ordinance.

**Parking, 5.10** *"Parking of boats, trailers, motorcycles, trucks, truck-campers and like equipment will not be allowed on any part of any Single-Family Lot or on public ways adjacent thereto, except on a occasional basis, consistent with guidelines the Architectural Control Committee may from time to time adopt...." Established by Board at seven (7) days.*

*"However, such parking shall be allowed within the confines of an enclosed garage, storage port, or behind a screening fence or shrubbery which shall in no event project beyond the front walls of any Residence or other dwelling or garage. No Owner shall permit any vehicle which is in a state of disrepair to be abandoned or to remain parked upon any Lot or on the Common areas for a period in excess of forty-eight (48) hours."*

These guidelines align with the City of Troutdale's Code of Ordinances, Title 10-Vehicles and Traffic. [https://library.municode.com/or/troutdale/codes/code\\_of\\_ordinances?nodeId=TIT10VETR\\_CH10.12PA](https://library.municode.com/or/troutdale/codes/code_of_ordinances?nodeId=TIT10VETR_CH10.12PA) See next page for City ordinances re: parking

## PARKING, Continued from Page 2

Of specific note is 10.12.020, Unlawful parking or standing A1C:3c, 4 & 6. In addition to the laws prohibiting parking, stopping, and standing contained within the Oregon Vehicle Code, ORS 811.550 through ORS 811.637,

no person shall on a public or private street:

3. Park, or permit a vehicle owned, operated or controlled by the person to be parked, on a public or private street and do any of the following:

c. Park for more than seven consecutive days in a place where time limitations are not designated by official signs, parking meters, or other markings.

4. Park or stand a vehicle in a manner that obstructs a driveway unless the vehicle is owned by the property owner of the driveway or a guest of the property owner.

6. Park or stand a hazardous or abandoned vehicle.

### **Be Aware of Home and Mail Security**

The Board of Directors is aware of the recent mailbox break-ins and want to offer homeowners some security-measure ideas to help deter unwanted activity around your home.

- Keep valuables out of sight in cars & lock car doors. Use “a Club” on older cars. With the “Stay-at-Home Directive” this is a good time to clean out that garage and park your car in it 😊
- Keep vegetation trimmed away from windows and doors to improve visibility
- Use shades, drapes, and other window treatments to keep tempting household items out of view; ‘window-shopping’ can be a way that intruders choose potential targets
- Ensure deadbolts are installed on exterior entry doors, and lock gates
- Keep yard free of toys/tools; things left in sight can allude to what other things may be found in your home
- Reminder to collect mail daily. Mail theft is a Federal Offense so you can report any suspicious activity at (877) 876-2455 or [www.usps.gov](http://www.usps.gov)

Additionally, report any suspicious activity to the Troutdale Police non-emergency line 503-823-3333.

### **Homeless Camps**

Homeless camps have been popping up around the neighborhood. This has been an on-going problem and may accelerate during the economic downturn caused by the Coronavirus. Campers have been seen in the forested area near Imagination Station and the Cherry Ridge rock (commonly called the monument area). These campers have caused damage to both areas. You can call the non-emergency # for Troutdale, 503-823-3333 to advise of their presence. It is recommended to not approach the campers.



### **JOIN US ON FACE BOOK**

For more frequent communication, please join us on **FACEBOOK...Cherry Ridge Owners Association – Troutdale.**

<https://www.facebook.com/groups/CherryRidgeOwnersAssociation/>

Real-time communication is posted on Face Book, including safety concerns, community activities, lost (& found) pets, recommendations for services, etc.

IMPORTANT INFORMATION, re: Exterior Improvements.  
Please Read Carefully

Summertime is a busy time for repairs, painting, and general property maintenance. Please remember that exterior modifications need to be approved by the **Architectural Control Committee** (ACC) **in advance of work. (Article VI, 6.01-6.06, CC&Rs)**. This includes fencing, siding, roofing, house painting, and any secondary structures. The approval form, as well as instructions on getting projects approved, can be found at <http://www.cherryridgehoa.org/forms.html> Please note: "All plans and specifications for approval by the Architectural Control Committee must be submitted (in writing) at least fifteen (15) days prior to the proposed constructions starting date (6.04).

You are welcome to contact the Board with questions on the CC&Rs, ACC or any other items.  
<http://www.cherryridgehoa.org/index.html> Contact info.

*In this time of the Corona Virus*

*We thank  
everyone in the neighborhood for willingly adhering to the "stay-at-home" order by the Governor*

*We take our hats off  
to every family who is home schooling their children*

*We are so appreciative of neighbors who creatively come up with an  
Easter Egg Hunt for the kids*

*We thank  
our First Responders and HealthCare Workers for continuing their commitment to our safety*

*We applaud every essential worker  
\* Retail and e-commerce clerk, Store sanitizing crews & stock clerks  
\* Delivery drivers*

*We are grateful to  
Restaurants that have turned to takeout and keep us fed*

*We smile at  
Neighbors who shout "how are you" from across the street*

*We love  
Hearing children's voices as they walk, skip or bicycle by*

**THANK YOU  
CHERRY RIDGE COMMUNITY FOR WHO YOU ARE AND ALL YOU DO**



**DATE:** May 26, 2020  
**TO:** Cherry Ridge Homeowners **FROM:** CROA Board Members  
**SUBJECT:** BOARD OF DIRECTOR VACANCY

Dear Homeowner:

This letter is to inform Cherry Ridge Homeowners that the board position previously held by Nicole Young needs to be filled effective immediately. Per the CC&Rs, single-family-lot-owner board members must be elected by a vote of the membership.

Enclosed is a nomination form that can be filled out and returned via USPS or email. You may nominate yourself or someone you feel would be willing to contribute their time and expertise to fulfill the responsibilities of the board, so the Association continues to be fiscally responsible and the neighborhood a safe and friendly place for owners and their families. If you nominate another homeowner, please get the nominee's consent to serve before sending in their information.

Please remember nominees must be a current owner of record of a home/lot in the Cherry Ridge Subdivision (Please see article 1.11 of Cherry Ridge CC&Rs). The owner must be current on dues and in good standing with the Association on all other issues. There is one vote per lot number, so there should only be one nominee from each lot number. The term is for two (2) years.

**Complete the attached and return by USPS to:**

CROA Elections  
PO Box 33, Troutdale OR 97060-0033

**Or email to:**

[secretary@cherryridgehoa.org](mailto:secretary@cherryridgehoa.org)

At the close of the nomination period, Nominee Information will be sent to all owners along with voting instructions. Votes will be tabulated, recorded and results shared at the annual community meeting, date to be determined.

**Here is the timeframe**

- **Nominations/interest in serving sent to Association via USPS postmarked by 06/08/2020, or emailed nominations received by noon, 06/08/2020 at address above.**
- **Ballot, list of nominees along with nominee information, sent to homeowners no later than 06/18/2020.**
- **Ballots must be returned by USPS and postmarked by 06/27/2020**
- **Results announced at Association annual meeting, June 30, 2020 and posted on website, [www.cherryridgehoa.org](http://www.cherryridgehoa.org) no later than 06/30/2020.**
- **New board member will assume duties immediately.**



**BOARD NOMINATION FORM**

- Nominee must be a homeowner as indicated on their mortgage agreement
- Nominations may be made by email or by sending this form to the address listed below
- Send hard-copy nomination form to  
CROA Elections, PO Box 33, Troutdale OR 97060-0033 with postmark no later than June 8, 2020 (06/08/2020)
- Send email nomination to [secretary@cherryridgehoa.org](mailto:secretary@cherryridgehoa.org) by June 8, 2020 (06/08/2020)
- Please make sure the following information is included in the email nomination as well as questions/answers below
  - Name of Nominee
  - Address/lot #

Thank you for supporting your Owners' Association!

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*Please return this form if sending by mail*

**PLEASE PRINT LEGIBLY**

NAME \_\_\_\_\_

ADDRESS/LOT NUMBER \_\_\_\_\_

**Please tell us about yourself**

Your occupation, years in neighborhood, experience being on HOA boards, etc.

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Why would you like to be part of the Board?

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What skills do you feel you bring to the Board and the Association?

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