

## CROA Board of Directors Election

June 2010

The Board accepted the following nominations for the Cherry Ridge Owners Association, Board of Directors at its board meeting, May 26, 2010.

- James (Jim) Anderson
- Lorrie Caldwell
- Ken Cook
- Michelle Cook
- Marc Gardner
- Richard (Dick) Green
- Jeff Tabler

Two other nominations were received; however, one came in after the deadline of May 18<sup>th</sup> and one was not a homeowner.

The election process is as follows:

- A newsletter will be mailed no later than June 4 with the list of nominees along with information provided, re: background and reason for wanting to be on the board.
- Ballots to be returned via mail (CROA addressed, stamped envelopes provided) postmarked by June 15<sup>th</sup> to be counted.
- Ballots counted by Board and accountant no later than June 20th.
- Results posted on website no later than June 20th.

The new board members will meet with current board members before June 30 to choose officers. The new board will determine which person/position will fill the one-year term and which will fill the two year term.

Thank you so much to everyone who expressed an interest in serving on the board. We sincerely appreciate your commitment to the Cherry Ridge neighborhood. And are available to help in any way we can.

CROA Board of Directors  
Marjorie Henderson  
McKenzie White  
Sally Wright

*The following information was provided by the candidates and has been edited only when necessary for clarity.*

**James (Jim) E. Anderson**, 1526 SW Meteor Place

(Jim has) been a full-time resident of the development since 1998. Served as secretary of the board for a year under president Paul DeMoret and two years under John Edwards.

Served as chairman of the Multnomah County Republican party 2006-2008. Member and past director of the Portland Downtown Lions club, a Lion for 45 years. Member of Gresham Elks lodge. Elected to and served as a village trustee in New Glarus, Wis., 1966-67.

Retired July 1, 1994 as a copy editor of the Denver Post, 20 years at the Post, 42 years in the newspaper business.

Graduate of Mellen, Wis., high school and attend the School of Journalism at the University of Wisconsin at Madison.

"The board needs participation and balance and needs to work with owners to keep the neighborhood clean and livable. All transactions must be transparent. Periodic newsletter needed to keep everyone up to date on happening in the development. I have writing and printing experience."

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**Lorrie Caldwell**, 1577 SW North Star Loop

*Occupation: Registered Nurse, currently a consultant for hospitals that are putting in electronic health records.*

*Years in the neighborhood: 14*

*Experience: I represented families living in military quarters and represented them at meetings with the housing manager and post commanders. My job was to present any issues or concerns in the neighborhoods and assist in resolution of problems.*

"I have learned a great deal about HOA's in the last 8 months. Most importantly I have learned that homeowner participation is important to run a healthy board. I would like to be part of the team that works with this neighborhood to maintain the value of our homes in addition to fostering an atmosphere of "good neighbors". The upside to the issues that have been plaguing us for the last 6 months is that I have gotten to know many people in the neighborhood that I would have never met otherwise.

Probably the best quality I could bring to the board would be a sense of fairness and respect in regards to how the board administers and enforces the CC&R's and by-laws. I also appreciate the fact that the board is present to serve the homeowners. Every homeowner has a right to be heard. In addition every homeowner has the right to be treated with respect and dignity even when there is disagreement. When there are issues with fines, etc, there would be respect for the privacy of the homeowner involved. It would be my goal to foster open communication and constructive problem solving when necessary.

If I don't understand something, or am questioned about something, I have the capacity to step back and acknowledge that there are things I may not be aware of and don't know. Or may be wrong about. But I will always make every effort to be as well informed as possible.

As far as skills go, I have well developed organizational skills that are required in my current position. Attention to detail, computer and communication skills are necessary every day in my job. But most importantly, being able to maintain healthy relationships with my clients and co-workers. This is done through constructive conflict resolution and respect for differences of opinion."

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**Ken Cook**, 1815 SW North Star Loop

Ken has lived in the neighborhood for almost 7 years. As a Graphic Designer, Ken has over 20 years of experience working collaboratively with a range of clients to ensure products and plans are delivered. He's work for companies and clients that range in size from Adidas and the Salmon and Steelhead Journal to Wilshire Little League and Cain's Fishing Adventures. Some of Ken's greatest strengths is his communication and organizational skills, and his ability to think "outside the box". As a volunteer coach for our daughter's soccer team the past 4 years, Ken has used his talents to build a positive community among the players and the parents. Ken has the strength to work through complex issues, staying focused and balanced, while at the same time remaining humble enough to consult with others and work for the good of the cause. I nominate Ken Cook for the board because I believe he can re-establish a positive community in our neighborhood.

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**Michele Cook**, 1815 SW North Star Loop

Michele is currently a vice principal at Gordon Russell (Middle School) and has lived in the neighborhood since it was created 14 years ago. She will bring great level-headed thinking and years of administrative experience to the board. Her skills in problem solving and relationships with people are second to none.

Even if Michele wasn't the president I would have complete confidence in a board that had her as part of it.

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**Mark Gardner**, 1406 SW Napoleon Pl

I have been employed with the City of Tualatin Police Department for nearly 20 years. I currently am assigned to supervise our investigations unit as a Detective Sergeant. I originally moved to Troutdale in 1996 and then in Oct of 2004 I moved my family of five to our home on Napoleon Place.

I have not personally served on an HOA board, however I have been an Association Vice President for 10+ years and attended hundreds of hours of training dealing with labor negotiations, contractual law and Due Process to name a few. I feel confident I know and understand the law and how to apply them.

"As I mentioned above I have been in this neighborhood for the past 5 and a half years. During that time I have had the privilege to interact with three very different Board Presidents. Each of which did good work in different ways. The one thing that seemed to be missing to me was the understanding of the HOA laws and the right to Due process.

We as an Association have CC&R's which govern how we act and care for our homes. I have found that some of these rules have been applied, either inadequately or inappropriately for years. Some rules are simply unenforceable and need to be removed or changed to coincide with the times and some just need to be followed more closely.

I feel that I understand the law and understand the need to work with the people to apply common sense and critical thinking to what our rules should be and shouldn't be. I would like to see our CC&R's and Our Bi-laws set up so that there is no room for interpretation. Far more black and white than the current gray and very vague way they are now.

Because law mandates Due Process, in both the civil and criminal arenas, I intend to correct our current situation and language, so that every homeowner has the opportunity and ability to contest violations or impending fines, before those steps are taken. It's the right thing to do and it is the law!

In closing I would like to say that I have done the research regarding the laws that govern HOA's. I understand ORS. 94, 65 and 100 and I attended the recent training offered by our HOA board "The HOA Survival Safari" which was sent out in our CRHOA newsletter. I feel strongly that steps have been taken recently to make our neighborhood better and I'm ready to help continue that process."

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**Richard Green**, 1398 SW Napoleon Pl

I am an electrician. I've lived here with my wife and 2 kids for 13 years. I have no experience being on a HOA board.

"I would like to be a part of the board because, I live here and what happens in the neighborhood affects me. I feel that the past president had the right idea, but I think I can listen to all sides, weigh the arguments with the wording of the CCR's and Bylaws than work as a board, never as an individual on neighborhood issues. Thank you."

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**Jeff Tabler**, 1748 Northstar Loop

I have owned a home in Cherry Ridge for about 6 years. I rent my home in Cherry Ridge to a wonderful tenant. We keep the house in excellent condition and I plan to own the home for many years to come. I have experience being on HOA boards and this experience may be of use to the Cherry Ridge HOA.

Since I do not live in the neighborhood I understand that my involvement by some may be seen to be limited. I appreciate and understand this point of view.

"I would like to be part of the board in a capacity where my past experience with HOA's may help other board members where wanted/needed."

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*As we move into the summer months, here are some things to remember, re: Covenant, Conditions and Restrictions (CC&Rs).*

- Article 5.01--Recreational vehicles, boats, trailers and cars left on streets and in driveways.  
“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 occasional basis...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 any 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 common areas for a period in excess of forty-eight (48) hours.”
- Article 5.12 – Waste Receptacles  
“No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. (It) shall be kept in sanitary containers and out of public view....”
- High weeds and grass – Troutdale city regulations state “any grass or weeds...that are 14 inches in height or higher are considered a nuisance and must be cut or mowed.” Please maintain your lawns as a courtesy to your neighbors who are committed to maintaining theirs.

Don't forget any project such as house painting, construction, etc, needs to be approved by the Architectural Control Committee before the project commences (Article VI, 6.04). Please see website for contact numbers and process. <http://www.cherryridgehoa.org/>

*Adhering to the CC&Rs should not have to be complaint or enforcement driven. They should be driven by our responsibility as homeowners and the pride we have in our homes and our neighborhood. Remember, this was part of the deal when we signed those closing papers! Thank you to all owners who do take great pride in the neighborhood and maintenance of your homes!*

**Cherry Ridge Owners' Association**  
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