

## Have You Heard the News? Tazza Café Has New Owners!

Saeed & Nancy Rad have tweaked the name to reflect their commitment to the community and expanded menu: **Tazza Neighborhood Café & Deli**, located at 4062 NW Saltzman Road. They have expanded hours to include being OPEN SUNDAYS!! Saeed, Nancy and their 2 sons live in the Cedar Mill Community and are excited by this new opportunity.

Tazza Café prides itself on providing quality food, friendly service and a cozy atmosphere to neighbors and customers.

**Tazza Neighborhood Café & Deli** focuses on serving the needs and desires of the neighborhood and their goal is to make the Café the meeting place to for you and your friends. Customer service and quality are their top priorities!

Come on by for a Stumptown Coffee, Fresh Pastry, Deli Sandwich, and more. **Mention this article in the Bauer Highlands newsletter and get a free cup of Stumptown House Coffee!**



Come Visit the New Tazza Neighborhood Café & Deli and Enjoy a Free Cup of Stumptown House Coffee!

Exp: Feb. 28, 2011



c/o Community Association Partners  
4850 SW Scholls Ferry Road, Suite 202  
Portland, Oregon 97225



**Bauer**  
HIGHLANDS

[www.bauerhighlands.org](http://www.bauerhighlands.org)

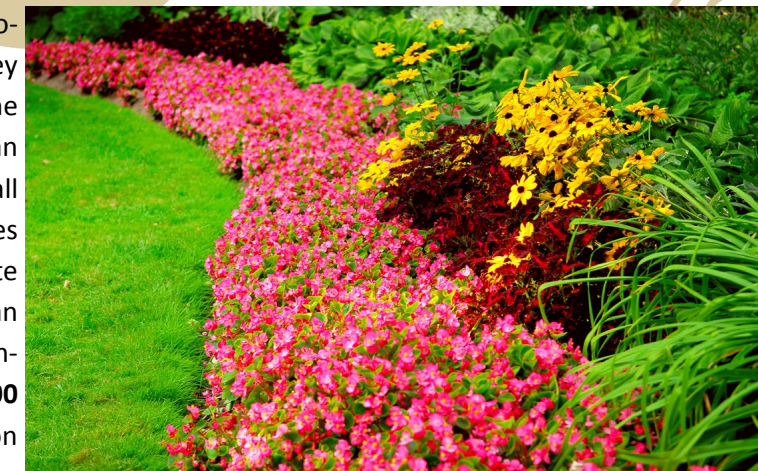
Bauer Highlands Newsletter . January 2011

## HOA Dues Increase for 2011

Community Association Partners recently sent out a notice for changes in the Bauer Highlands HOA Budget for 2011. To accommodate all expenses associated with the HOA and to allocate the appropriate amount of money into our reserves, the Board approved an increase of dues for all homeowners. All homes not located on private streets will experience an \$11.00 increase in the annual dues totaling **\$188.00** for 2011. Homes on private streets will have an

increase of \$16.00 in the annual dues totaling **\$246.00** for 2011. Just a friendly reminder that all annual HOA dues

were to be paid by January, 1, 2011 with a late penalty of **\$40.00** for payments **received** after January 30, 2011. A **\$20.00** invoice charge per account will apply to each



invoiced statement provided to an owner, regardless of the total amount due, for all matters where the Association issues a bill to collect for funds owed. Homeowners who become 90 days or more delinquent on their dues can have a lien placed on their property. Please understand that it is essential for the HOA to receive all dues from homeowners in a

timely manner so the HOA can properly maintain our grounds and cover all expenses.

## Election of New Board Members Coming up in April!

We will have 2 board positions opening up for election in April 2011. We currently have 2 interim board members finishing out the board terms for former Board members, Matt Schulz and Dave Gorman. Each board term is three years in length and the HOA is always looking for enthusiastic homeowners who are interested in being more involved with our community! If you are interested in running for the upcoming April election, please send an email to [info@capartners.net](mailto:info@capartners.net). Election information will be sent to homeowners in March 2011. We look forward to a great election!





## Neighborhood Watch

In the past, Bauer Highlands has experienced some package thefts in the neighborhood. As a reminder, please make sure all packages are received in a timely manner. In addition, please be aware of neighbor's packages left by UPS or FedEx at their front door and any suspicious persons or cars in the area. If you notice any suspicious cars or activities, please contact Washington County Sheriff's Department's **non-emergency dispatch at 503-629-0111**.

Here is a list of other Washington County's numbers for your reference.

Sheriff's Office Main Number	503-846-2700
Sheriff – Rob Gordon	503-846-2506
Undersheriff – David Hepp	503-846-2608
Chief Deputy – Pat Garrett	503-846-2684
Lieutenant – John Black	503-846-2778
Elder Safe – Marcia Langer	503-846-6048
Patrol	503-846-2784
Emergency	911
Non-Emergency Dispatch	503-629-0111
TTY Number	503-846-2720 or 711

## Bauer Highlands' Parents: Please Have a Talk with Your Kids



There have been complaints from a Bauer Highlands homeowner that trash and landscape damages have been caused by several children in the neighborhood at their morning school bus stop. Parents, please have a talk with your children about discarding their breakfast and any other trash appropriately in trash cans when they arrive at school. In addition, please inform them to be respectful of the landscaping and lawns of homeowners while waiting at the school bus stop. It is essential that we respect homeowners' properties and the message needs to be conveyed constructively to all children. Thank you for taking the time to have a talk with your kids!

## Send us Your Email Address!

Bauer Highlands is in the process of gathering email addresses from all homeowners. If you have not done so already, please visit our website at [www.bauerhighlands.org](http://www.bauerhighlands.org) and register your email address. We would like to have the ability to send notifications to homeowners via email and ultimately move to a digital newsletter to save on the printing and postage costs of mailing out newsletters.



## Join Bauer Highlands Discussions Online

Did you know that we've set up a secure "Discussions" page on our website allowing homeowners to post discussions and inquiries to neighbors? The HOA is hoping that the "Discussions" page will allow for more homeowners to reach out to their neighbors regarding resources for home services, babysitting referrals, items for sale, and even folks who may be promoting their own home business! So if you have anything you'd like to discuss, please post your discussions on the Bauer Highlands website.

[www.bauerhighlands.org](http://www.bauerhighlands.org)

## Bauer Highlands Parking

Where are homeowners supposed to park??? There are streets in our neighborhood where many homeowners park their cars on both sides of the street, making it difficult for moving vehicles to proceed through these streets. Homeowners need to be reminded that Article 4.9 in the CC&Rs, state that "Garages shall be **PRIMARILY** used for vehicular parking and not solely for storage". The Board encourages all homeowners to park at least one vehicle in the garage and any additional vehicles in their own driveway, clearing up the streets to allow drivers to safely pass through. Street parking



should be used only for the purpose of overflow parking for homeowners who have visiting guests. In addition, Article 4.10 states that "No Owner shall permit any vehicle which is not currently licensed, inoperable, or is in an extreme state of disrepair to be abandoned or to remain parked upon any Lot for a period in excess of 48 hours". The Board will be revisiting this hot topic and making an assessment on whether or not we should implement No Street Parking rules on certain streets where it is particularly difficult for moving vehicles to pass through when both sides of the street have parked vehicles.

## Trash and Recycling Cans Belong Where???

The Board of Directors is constantly making efforts to maintain standards for the beautification of our neighborhood. A common problem we are currently witnessing is the location of trash and recycling bins for certain homes. Our CC&Rs indicate that garbage and other waste shall be kept in appropriate containers for timely and proper disposal, out of public view. No trash and storage containers shall be visible from any adjacent street or neighboring Lot. The Board is fully aware that there is limited space in our lots as well as our garages to place these bins. We just ask that each homeowner "hide" their trash and recycling cans from public view whether they are placed behind shrubs or a fence avoiding any open areas clearly visible from the street. Thank you for helping us maintain these standards!

