



Cedar Mill News

Volume 4, Issue 2

February 2006

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Featured Business

Scrapbook Attack

By Virginia Bruce, Editor

When most customers enter Scrapbook Attack, they quickly veer to the left to check out the “NEW” section where Sheri Fisher and her staff place the latest stock to arrive at the store. New items come in *daily!* “It’s a trendy business – the materials, patterns and colors reflect what’s happening in the fashion industry,” explains Fisher. She keeps her website (www.scrapbookattack.com) updated with new items every day.

The store, located in the “triangle” shopping center behind Dairy Queen, is filled with a vast assortment of paper, stickers, ribbon, albums, tools and equipment – all designed to help people create books and other items using their personal memorabilia, photos and what-have-you. “Scrapbooking gives people a creative outlet while documenting things that are important in their lives – family, trips, pets, etc.,” says Fisher.



Scrapbooking has been around for a long time, “however it’s only been in the last seven or so years that specialty retail stores have opened. Prior to that, people were buying their products either at the big-box stores or from home businesses. Approximately two years ago the industry as a whole surpassed the golf industry in gross sales!” explains Fisher.

Sheri Fisher started her business six years ago. She began in the smaller 1200-ft.space next door, but grew out of that in a year. “All our racks were built on wheels. We pushed them all against the wall to make space for our workshops,” she recalls.

The new larger store (2500 sq. ft) has an area of long tables where customers are welcome to come in and work anytime that classes aren’t being held. The store offers free beginner classes as well as sessions focused on particular techniques and materials.

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Next Meeting

Cedar Mill Business Association

Tuesday, February 21, 7:30 am

Place: Cedar Mill Community Library

Topic: Continued discussion of how the Business Association can help you grow your business

The Cedar Mill Garden Club

One of Cedar Mill’s oldest institutions will celebrate 60 years of accomplishment this year. On September 13, 1946, a group of 34 women formed the Cedar Mill Garden Club. Hazel Young, a descendant of JQA Young who was active in many facets of the community, was instrumental in pulling the organization together. Dues of \$1 per year (including husbands) were agreed by those present.

One of those charter members, 93-year-old Roma Leuthold, still lives here in Cedar Mill, and still rarely misses a Garden Club meeting. She recalls that they first met in the Leedy Grange Hall, which still stands on Saltzman Road in front of Thriftway. She brought her then-infant son Marcus and put him to sleep in the kitchen in a laundry basket!

The stated purpose of the group: “to coordinate the interests of those striving for better home gardens; to promote and protect the growth of our native shrubs, flowers, and bird life; to study in all its aspects the fine art of gardening and the exhibition of flowers; and to be interested in and to encourage any civic enterprises with regard to beautifying and planting.”

The group has certainly been successful in its goals. Promoting native plants and wildlife seems like a modern invention, but these women carried on preservation and restoration projects 50 years ago that still “bear fruit.” And they have enhanced many locations with their thoughtful planting.

Mrs. Young, along with Gertrude Pearson, organized the programs during that first year which included a picnic and tour of the Hoyt Arboretum and another at the Oregon Audubon Society Bird Sanctuary; studies of chrysanthemums, evergreens, fall planting, new flowers for the garden and more; and the first Cedar Mill Flower Show in June at the Grange Hall.

They joined the national Federation of Garden Clubs and entered flower shows all around the area. From Jean Schell’s talk during the fortieth anniversary celebration,

“Flower shows were important to the club from the start of our history. 1947 is the earliest show held. We averaged one a year for forty years. The shows were held at Leedy Grange, Cedar Mill School, Cedar Mill Library, and in members’ homes and garages. We usually entered the Washington County Fair floral show.” Members also entered flowers in the Rose Festival Rose Show.

They held yearly plant sales to raise money for the club’s many activities. In 1951, they joined the Oregon Roadside Council, a group formed to preserve Oregon’s scenic beauty, and adopted the “Keep Roadsides Clean” project, soliciting the help of local schoolchildren. Members were “urged to contact legislators to seek support to eliminate offensive billboards along highways.”

One year, the group planted 5000 daffodil bulbs on the Peterkort property along Barnes Road. A group of club volunteers was weeding the area one day when a woman got out of her car and picked a bunch of the flowers. A little girl from the volunteer group ran over and took the flowers out of her hand, saying, “These aren’t for you!”

For a number of years they took flowers to the Veterans’ Hospital. Other charitable work

Continued on page 7



Danny Knispel with her entry in the 1987 Lloyd Center Rose Show

Greenlick Town Halls to focus on health care

State Representative Mitch Greenlick announces two Town Hall meetings. The first will be on Tuesday, February 7, 2006 from 6:30pm to 8:00pm at the NW Library meeting room, NW 23rd and Thurman. The second will be on Tuesday, February 14, 2006 from 6:30 to 8:00pm at the Cedar Mill Community Library, 12505 NW. Cornell Rd.

The Town Halls will address problems in Oregon's health care system, focusing on constituent experiences with Medicare's prescription program and. Greenlick's HOPE for Oregon Families Initiative which he is sponsoring with Senators Ben Westlund and Alan Bates. The initiative would put the right to affordable and effective health care in the Oregon constitution.

Constituents are invited to share their experiences in the health care system with Rep. Greenlick.

Cedar Mill Home Theater Grand Opening

Steve Frame announces the Grand Opening of the newly-remodeled showroom at 13405 NW Cornell, just east of the corner of Cornell and Murray on the north side of the street.

Steve, whose grandfather was the first electrical contractor in Beaverton back in the twenties, has installed a beautiful demonstration room for customers to sample the effect of home theater. He supplies most of the major brands of equipment, including Yamaha, Marantz, Denon, JBL and many more.

Cedar Mill Home Theater installs systems into new construction or existing homes, and can wire an entire home for custom audio, satellite TV, intercom and home security. Call Steve at the showroom, 503-626-2435 or on his mobile phone, 503-703-9455 for a free in-home estimate and design consultation. Showroom hours by appointment.

Wal-Mart application delay

PacLand, the development company chosen by Wal-Mart for their proposed Cedar Mill store, submitted three continuance requests to Beaverton planners on January 20. Each request covered specific elements of the plan, including the design review and the tree plan, and

will extend the time the city has to make a final decision on the project to June 5.

The first hearing before the Beaverton Board of Design Review will thus be pushed back by a couple of weeks, probably to occur sometime in late March or early April. If the decision – either way – is appealed, it would then go the Beaverton City Council.

Because the property is already zoned for big-box retail/commercial development, impacts to the area's traffic will be the main focus of the review. Wal-Mart says the new store would generate about 7400 new trips each day.

Mentors Needed

Stoller Middle School is looking for mentors to help struggling students in the areas of Humanities, Math, and Science. These students may need help with organization, assistance with work completion, or clarification on certain concepts. Volunteers will be working with the student's core teacher who will guide you in what your role will entail. The times of most need are 9am-2pm each day. There may also be some opportunities after school from 3:45- 4:50.

If you are interested, and would like more information, please contact Jeff Arbuckle at jeff_arbuckle@beaverton.k12.or.us

Cedar Mill Park Concert planning underway

The Third Annual Cedar Mill Concert in the Park will take place on Tuesday evening, August 1 in Cedar Mill Park. Tualatin Hills Park & Recreation District is hosting the event which will include live music, food and community information booths. Around 500

people attended last year's concert and enjoyed food from Cedar Mill Farmers' Market vendors.

The first meeting of the steering committee will be on Tuesday, February 7 at noon in the Cedar Mill Library Community Room. Interested community members are welcome to attend – come and help us plan this fun family event! Contact Terri O'Brien, 503-645-6433 x.1621 or at tobrien@thprd.org, or just show up!



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The Cedar Mill News

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Two new major road projects for Cedar Mill

Just when we thought we'd be seeing the last of the backhoes with the completion of the Cornell/Barnes project comes the news that two more major road projects are slated for our area. But they're sorely needed, and the short-term pain will end in permanent gain.

One project will widen Murray from Highway 26 to Cornell.

It will become a five-lane road with improved bicycle and pedestrian facilities. Further improvements will also be made to the Cornell-Murray intersection.



The other project will continue the widening of Saltzman from Cornell north to Burton - three lanes with bike and pedestrian facilities and intersection improvements. Both of these road sections get jammed up and cause delays and frustration, especially during commute times. Construction is expected to begin sometime in 2007 for each of the projects.

Washington County's Major Streets Transportation Improvement Program (MSTIP) began as a serial levy approved by voters in 1986 to pay for much-needed capital improvements



to the transportation system. It is a joint effort of Washington County's Department of Land Use & Transportation and the cities of the area. Elected officials meet regularly as the Washington

County Coordinating Committee (WCCC) to discuss local and regional transportation issues and suggest priorities.

The first three MSTIP programs were each approved by voters as short-term levies. In 1997 this changed when voters approved Measure 50. The MSTIP levy became part of the county's permanent property tax rate, but at a reduced level. By 2006, MSTIP will have built 64 transportation projects including bridges, road improvements and new roads. The Barnes/Cornell project was built with MSTIP 3 funds.

MSTIP 3 was the first group of projects under the new levy system, and MSTIP 3b, approved in January 2004, included funding for the planning and right-of-way acquisition of these two important projects in Cedar Mill. Because the preliminary steps will come out of 3b funds, these will be among the first projects to go into the construction phase under the latest round of MSTIP funding - MSTIP Extended (3c) - which includes the 19 of 21 proposed projects that were approved at a late December board meeting.

Dan Brown, Manager of Capital Projects for Washington County, says, "we had a total of about \$2.6 billion dollars of road improvements suggested to us by county and city representatives. We knew we couldn't approve all of them

because of the cash flow situation - the Board of Commissioners is determined not to add any new debt. So we will only do projects for which we have tax money, and that comes to about \$23 million a year."

Brown is putting together the MSTIP 3c work plan now. The design of both Cedar Mill projects will be completed by the end of 2006. Right-of-way acquisition will occur during 2006. Construction could start as early as July of 2007, the beginning of the county's fiscal year when 3c tax money will become available. "These projects are far enough apart that we may be doing construction on both of them at the same time," he says. "The traffic control plans during construction will be coordinated to minimize delays."

Alex Sander, Project Manager for Washington County Land Use and Transportation, says of the Murray project, "This project will widen

Town Center road construction nearing completion

The long-awaited end of the Cornell/Barnes road improvement project is in sight! Washington County Project Manager Alex Sander says, "the contractor, Robinson Construction of



The overlook "park" on Cornell by the bridge

NW Murray Boulevard between NW Cornell Road and Highway 26 to 5 lanes (2 travel lanes in each direction, and a center turn lane), with bike lanes and sidewalks. The project is expected to result in significant reconstruction of the Murray/Cornell intersection. Preliminary engineering has not started, but will begin soon. Two initial steps that will occur in the next 6 months or so are field surveying, and conducting a traffic analysis. The field survey locates existing right-of-way and physical conditions, and provides a basis for developing preliminary designs. The traffic analysis will tell us what the intersection configuration needs to be (number and length of turn lanes), to provide adequate intersection capacity for up to 20 years into the future. Thus, initial designs are a number of months off."

More information on MSTIP with links to MSTIP 3c projects is available on the county's website at www.co.washington.or.us/deptmts/lut/cap_proj/mstiphis.htm

Hillsboro, and his sub-contractors are completing walls, sidewalks, landscaping, and irrigation work. Median islands will be constructed soon. The new traffic signals and streetlighting are installed, and have been activated on Cornell and will be activated soon on Barnes.

"The contractor will construct a final lift of asphalt paving and final striping on Cornell and on Barnes in mid-March or as soon thereafter as possible, depending on the weather. Most of the construction work (aside from final paving) probably will be completed by mid-March. The construction contract provides for a May 1, 2006 completion date, which the contractor is expected to meet."

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Ringo won't run again, Avakian will

Our state senator Charlie Ringo announced in mid-January that he would not seek a third term, saying that he wanted to spend time with his family before his children grew up. What a concept!

On January 26, State Representative Brad Avakian announced his candidacy for the Oregon State Senate, District 17, which covers Northeast Washington County and West Multnomah County (see map).



As State Representative for the Bethany area, Avakian was involved in sponsoring and passing legislation which protects neighborhoods and businesses from forced annexations, increases the penalties for drunk driving, and requires insurance companies to provide coverage for certain conditions such as mental illness and procedures such as breast exams. He also preserved music, art, P.E., U.S. history, civics and foreign language as required subjects in our public schools.

About our area's rapid growth, he says, "our area has grown so big so fast in the last decade, but the infrastructure of roads and schools has not kept up with this growth in many cases. One thing the State could do is help with capital construction costs for new schools."

He doesn't feel that an initiative effort to add school funding to the System Development Charges (SDCs, money that developers are required to pay for infrastructure when they put in new housing) will go forward. "Their proposal only raises \$7 million for Beaverton schools, while the district is more than \$2 billion in the hole when it comes to new school construction. I'd hate to see that political capital wasted on an effort that wouldn't raise enough money to solve the problem." He continues, "Mitch [Greenlick] and I sponsored a bill to add schools to the SDC's during the last session, but it wasn't even given a hearing.

This is one of the votes that run along party lines and the situation will not change until a majority of folks value public education – but that's not the situation now."

Avakian, a civil rights attorney, was first elected to the House in 2002 and re-elected in 2004. He has lived in the Portland metropolitan area nearly all his life, attending Aloha High School, Portland State University, Oregon State University, and Lewis and Clark Law School.

Brad and his wife Debbie have two children in Beaverton public schools and live in the Bethany area.

Sam Chase, another Democrat and political newcomer from Northwest Portland, with a background in affordable housing and education advocacy issues, has also filed for the May 16 primary. The filing deadline is March 7. So far no Republicans or others have filed for the seat in the district where Democrats have more

Cedar Mill Business Association News

By Bill Rawson, President

Your Cedar Mill Business Association is currently taking a hard look at itself. We are trying to assess whether there is a need and desire by the local business to have and maintain a local Business Association for their benefit. If there truly is a desire and need for such an association, then:

1. How does the business community perceive the current association?
2. What does the business community expect and want to see its Association do, and most importantly -
3. How do we get there if it is to change?

The association is at a crossroads. We have had the opportunity to have Mark Paul, a local business consultant, assist in reviewing our current position. An extensive survey was sent out to local members and non-member business owners. Thanks to Mark Paul for his valued time and appreciated effort. The survey tells a strong story.

Of great interest was that 18 surveys came back from the 100 or so sent out. 18% is considered a high response, suggesting that there is a strong interest by the local community in the Association. What was even more interesting is that of the 18 responses, only four were from current members. This further emphasizes that there is a strong interest by non-members. The responses overwhelmingly repeated the same need, **Assistance in Growing Their Businesses**. By far, this was the biggest response.

Well, it doesn't get there on its own. If you have the desire and interest to assist your local Cedar Mill Business Association in addressing the primary need along with the many others that emerged from the survey, we urge you to join us this month to share your ideas and support your local Business Association.

The association requests your support at its next monthly meeting in the Cedar Mill Library - upstairs meeting room, as always on the third Tuesday - 2/21/06 @ 7:30AM.

If we are truly going to be an organization that can promote and assist local business, we need the business community's support. There's nobody behind the scenes that will make it happen – it's up to each one of us. No single member has all the answers, but if each of us shares what we know, we can build a great group. Please join us in making this an organization that can **assist you in growing your business!**



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About that vacant lot...

Many Cedar Mill residents wonder why the lot at the southwest corner of Murray and Cornell has stood vacant for so long. We asked Nick Stanton, representing HSM Pacific, the real estate company selling the lot.



The lot is owned by Conoco-Phillips. There used to be a gas station on the property, and therein lies one of the problems. The Oregon Department of Environmental Quality found that the lot was contaminated with oil and gas, a condition common with older stations. Numerous loads of dirt were removed from the land a few years ago, and they're awaiting the arrival of a "No further action" letter from DEQ. That should solve problem number one.

Another problem lies with the Cedar Mill Town Center Plan, which states: *As the properties at the four corners of the intersection of Murray and Cornell redevelop, the new development shall be designed so that buildings are placed at*

the corner, with parking to the side or behind the building. Each corner building shall be at least two stories or twenty feet high.

In part because there's no coordinated development plan for the area, very few businesses want to "go first" in developing a two-story mixed-use building at a corner now dominated by the vast parking lots and one-story buildings characteristic of traditional suburban shopping areas. Stanton has had inquiries from several companies that would be happy to put in coffee shops or other small businesses, but few are

willing to take the chance that the Town Center will take shape in the near future.

Yet another problem is one of uncertainty – it's known that the county will take a portion of the property for the Cornell-Murray intersection improvements (see page 3) but nobody knows yet what that piece will look like.

Stanton is working with at least one prospect for the property, which comprises over 15,800 square feet and is offered for sale for \$425,000. If you want to snap it up, you can contact Nick Stanton at 503-245-1400.

New commercial building takes shape on Cornell

The "Cedar Mill Shops on Cornell," at the corner of Cornell and Dale, will be completed sometime this spring, according to Corine Nussmeier, Director of Global Retail Services for Pacific Security Capital, the company handling leasing for the property.



The whole building will be approximately 8100 square feet, divisible to as small as approximately 1400 square feet. Nussmeier says, "The storefronts will face the parking lot as it is the best access for cus-

tomers from their cars." Design drawings also show one door at the corner of the building on Cornell and Dale. Potential tenants for the building include retailers and service businesses. Interested parties may contact Corine Nussmeier or Emily Matza at 503-670-9300.

Restaurant Review

Teriyaki Beef Bowl

by Megan Bruce, Staff writer

The menu of the Teriyaki Beef Bowl is comprised of Japanese grill foods (bento, teriyaki, etc.) and Filipino specialty foods. Everything is cooked fresh and well with skill and quality ingredients by owners Jeffrey and Iluminada Peters.

The Japanese menu has the standard offerings of a casual restaurant. The Filipino menu is extensive ranging from mild lugaw, a rice porridge with chicken; to sinful lechon kawali, Filipino style pork cracklings; to the more exotic dinuguan. Although not listed on the menu, balut is sometimes offered to the experienced Filipino diners.

Nicely caramelized and complex teriyaki sauce and pleasantly sticky white rice made for a healthy comfort food. The tofu was firm and well cooked, meaty enough to satisfy even the soy-phobic. Lumpia (Filipino egg rolls) were golden and so fresh from the kitchen I could practically hear the sizzle. Jeffrey lamented that he had run out of the light rice noodles (pancit) that can accompany the dish, but the lumpia themselves were great.

We didn't have room for desserts but a woman near our table obviously enjoyed a wedge of cheesecake. Also offered is turones (banana lumpia) and leche flan.

You can find delicious food and a friendly smile at 421 NW Saltzman. Hours are 10:30am-8:30 pm Monday through Friday, 11am-6pm Saturdays, closed Sundays. They offer local delivery for orders \$15 and over for a \$2 charge.



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Scrapbook Attack, Continued from page 1

Classes and “crops” are held nearly every evening. Crops are “industry-speak for a bunch of people getting together to work on their scrapbooks away from their homes,” Fisher explains. “We stay open late on those nights – 11 pm on Wednesday and midnight on Fridays and Saturdays. Of course, the cash register is open for any customer to purchase supplies. I love it when someone calls us on these days and asks, ‘how late are you open?’ The response is always the same – *midnight??*” She says these nights are very popular and space usually needs to be reserved a couple of weeks in advance.



Sam Kangas and Sheri Fisher

Sheri Fisher grew up in retail business, in a “family-owned grocery store in the Bay Area, where I was expected to work from a very young age.” She attributes her success in the volatile scrapbook industry in part to this business experience. A lot of stores have opened and closed since she started. “There used to be

three stores in Tigard, and one in Lake Oswego. They all started closing when the owners realized that they needed more than arts & crafts experience to run a business,” says Fisher.

Scrapbook Attack was just recognized as one of this year’s three national “Premier Scrapbook Retailers” by Scrapbook Retailer Magazine.

When Fisher started the business, her children were both under three years old. “I thought I could do it all by myself with the kids at the store,” she laughs. “Betsy, one of my customers, saw how frantic it was getting and volunteered to come in and help on Saturdays. Now I have six employees, including Sam Kangas, my manager, and Kelsey McDill who also works full time. The rest work part time as a creative outlet – some of them have other jobs and some are ‘stay-at-home’ moms.”

Fisher finds new items and new suppliers by scouring the internet, through email lists, and by attending trade shows. She goes to the Craft and Hobby Association show in Las Vegas twice a year. “We try and buy mostly from the small companies. I am a big believer in supporting the small companies. They tend to be family owned and are more likely to be on the creative edge that our customers are looking for.”

The shop has a lot of items that will appeal even to people who don’t make scrapbooks. “Kids and parents come in for things to help them do homework projects,” Fisher mentions. The amazing assortment of ribbon would appeal to home sewing fans and home decorating types. An ingenious system of transparent do-it-yourself rubber stamp equipment might appeal to anyone needing to make their own “brand.” Plus



The modular, transparent “rubber stamp” kits

cutting equipment, glues and other adhesives, and the vast rainbow of colored papers could come in handy for many projects.

The store is available for private parties. Additionally, they will create scrapbooks for customers who don’t feel they have the time to do it themselves. “We even went out to Nike to help them create a scrapbook for Mia Hamm when she retired from professional soccer,” Fisher mentions.

The store is located at 525 NW Saltzman directly behind Dairy Queen. Their phone number is 503-641-3554, and their web address is www.scrapbookattack.com. They open at 10 am Monday through Saturday, and their closing hours vary from 7pm to midnight; they’re open from noon to 5 pm on Sunday – see the website or call for specific hours.

Garden Club, Continued from page 1 included support for horticultural scholarships, donating holiday greenery to retirement homes and making wreaths to decorate the library each year. They also made and donated the library's flower boxes and benches. In 1952 they planted "shrubbery" along the entrance to the Union Cemetery on 143rd.



Lucille Thomas teaches Vose Elementary students about plants

Working with children was always important to the club. They taught children about

plant care and flower arranging; planted and helped maintain schoolyard gardens; and donated shrubs and trees to several local schools.

Cedar Mill School and the adjacent park was a special project for the group. By 1957, they had undertaken a project to landscape the grounds of Cedar Mill School. In the early '60s, they received grants from the Sears Roebuck Foundation and from the Cedar Mill Community Club to beautify the newly acquired Cedar Mill Park. They created a "wildflower garden," planting native flower varieties in the wooded area in the west end of the park. A Park District survey a few years ago showed that many of the flowers survive today, making Cedar Mill Park one of the most diverse native habitats in the area.

In addition, they created the sidewalks in the park, and installed a drinking fountain and a bench in memory of their deceased members. Unfortunately vandalism caused the fountain to be disconnected at a later time, but some of us are hopeful that as the park is used more, the fountain can be renovated. Last summer's ivy removal projects disentangled it from encroaching vines, it's located in the southwest corner of the park west of Cedar Mill School on Cornell at 107th.

Members of the Cedar Mill Garden Club have opened their gardens for the Cedar Mill Garden Tour, which is an annual fundraiser for the library. It's always a wonderful chance to peek into some of the amazing gardens in the

area. Additionally the club participates in a garden tour with Pioneer District 13 of the Oregon State Gardening Club.

The group meets on the third Wednesday of every month at 11 am in the Beaverton Resource Center at Allen and Hall. Meetings still feature speakers and lessons on various aspects of gardening, crafts with plant materials, flower arranging, and plenty of time for socializing with neighbors and friends.

Cedar Mill Garden Club members continue to participate at the Washington County Fair. Club President Garnet Ascher says, "We have provided many club entries over the years. We currently teach gardening, floral arranging, conservation and recycling projects to 125 kindergarten students at Vose School. One project we are planning is to plant a "Patriotic/Memorial" tree in a park in this area. We also plan to work on historic preservation sites, and hold another plant sale which funds our programs, educational projects, etc."

Membership is open to all interested in learning about gardening, floral arranging, touring nurseries, and volunteering in our expanded community. For more information, contact Garnet Ascher, 503-292-4460.



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