



Cedar Mill News

Volume 5, Issue 10

October 2007

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Featured Business

Angelic Healing Hands

By Virginia Bruce

Angelic Healing Hands is beginning its tenth year in Cedar Mill. Tucked away in the office building next to McDonalds, on Murray north of Cornell, this business has helped literally thousands of people to heal from injury, relax and de-stress, and recover balance in health and life.

Owner Rod Dudley always knew he had some special talents with touch. As a young boy, his siblings would ask him to help them relax by stroking their arms. As a teenager, he was constantly getting asked to give shoulder and back massages. But he resisted taking it up as a ca-



The reception area at Angelic Healing Hands

reer because he didn't think it was possible to make a living at it. Later, when he was working as a bank teller, he noticed that some massage therapists had bigger balances than he did. So he investigated massage school, and, "the rest is history!"

Growing up in Idaho, he helped his parents run their movie theater. He worked in retail—grocery, pet stores, and Fred Meyers, which brought him to the Portland area. It was while working at the Bank of America in Cedar Mill that he began attending massage school.

After graduation, he leased a room at Cedar Mill Chiropractic. His practice soon outgrew that space, so he moved into the West

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Subscribe to The News—
see page 7

Next Meeting

Cedar Mill Business Association
 Tuesday, October 9, noon
 Place: Cedar Mill Community Library

Topic: Planning for Effective Advertising
 Speaker: Rob Charlton, Charlton Engel Marketing

The Cedar Mill Business Association's meetings are free and open to anyone interested in business in Cedar Mill

Powers That Be

Urban needs, rural government

Governing the urban unincorporated areas of Washington County

By Virginia Bruce and Bruce Bartlett

Part one: how did we get here?

The question of how our area should best be governed has increasingly been on the minds of both citizens and government leaders—annexation? incorporation? stay the same? With population pressures and urban growth boundary expansions bringing large numbers of people into unincorporated areas of Washington County, and more on the way, it's time to look at this question from several aspects.

In this article, we will explore the history of growth in our area, and how "urban" services have been provided to date. We will continue the series by asking whether the current situation should continue, and if not, why not? Finally we will explore some of the various alternatives that may be proposed.

Most people realize that although Cedar Mill is an urban community we are not part of a city despite our Portland address. How did it happen that so much of Washington County, Cedar Mill included, became so highly urbanized without having been incorporated into cities?

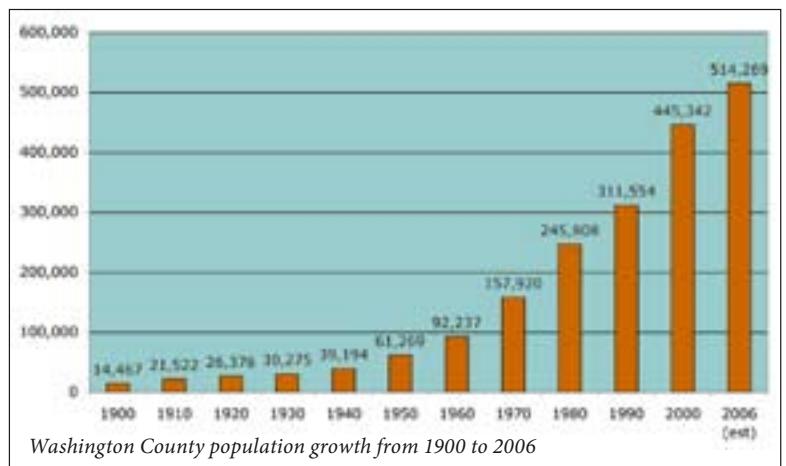
Our area has been developing ever since the first Donation Land Claims were assigned in the mid-1800's when all of the area was forest, prairie or wetland. 320-acre tracts of originally wooded slopes were logged, then farmed. As families grew or moved on, the parcels

were divided and sold. This process of "taming" the land and dividing it into smaller parcels continues today.

Population growth was slow but steady in Washington County until World War II. After the war, two patterns emerged in the U.S.: another major westward migration of the population, and the creation of suburbs, according to Brent Curtis, Manager of the County's Department

ing big chunks of farmland into suburbs. Large subdivisions appeared—Cedar Hills, Terra Linda, Oak Hills—in the northeast part of the county, partly because of their proximity to Portland where most of the employment was then located. These suburbs often included schools, churches and parks in their design, and some had nearby shopping centers.

Developers created individual systems to provide each subdivision with water, some of which came from wells. Sewage disposal was handled by septic systems. While some of these small water



of Land Use and Transportation.

At that time, the main cities in the county, Hillsboro, Beaverton and Tigard, were widely separated by large expanses of farmland, and served the mainly rural populations. None of these cities was anxious to expand.

"In the 1950s and 60s," Curtis says, "aggressive developers took the lead," in providing housing for the migrating population, turn-

systems were combining for greater economy of scale, an environmental crisis was brewing as groundwater became polluted by septic systems. In the 1970s the Tualatin Valley Water District was formed by the consolidation of these small water systems and the Unified Sewerage Agency (now Clean Water Services) was created and put standards in place to control pollution.

Continued on page 5

Cedar Mill Business Association Member News

Do you have news or events or know of something that you would like to see covered in the Cedar Mill News? Please write to Virginia Bruce at vrb@teamweb.com

CMBA Meeting Notes

Our guest at the September meeting of the Cedar Mill Business Association was Bruce Wood of Foundation Real Estate Development (FRED). He is working with Polygon to develop the 15-acre shopping center along Barnes Road, former site of the Teufel Nursery.

He showed us sketches of the center, which will include a "gourmet grocery" and a large entertainment business that will include bowling and arcade games. There will also be several "anchor" restaurants along the main street that will stretch from Barnes and meet up with the road through the Timberland housing development.

Smaller shops and restaurants will fill out the approximately 45 businesses that will make up the center. Office space will occupy the second floors of many of the shops. The additional commercial properties, south of the "main street" and across Barnes, are not being developed at this time. If everything goes as planned, the first shops will open in Spring 2009.

CMBA announcements included mention of the Cedar Mill Cider Festival on October 14 (see page >>>). There was also a call for volunteers to help get rid of the weeds growing around the stone blocks on Cornell. Thanks to whoever cleaned this up!

CMBA is now recruiting Board members and Officer candidates for elections that will be held next February. Volunteers are also sought for the CMBA program committee—get involved and help plan future meetings!

The October meeting will address a topic that many of our members have been asking for: how

to create and implement an effective marketing/advertising plan for your business. The speaker is Rob Charlton, a partner in Charlton Engel Marketing (charltonmarketing.com). Join us at noon on Tuesday, October 9 for free pizza and an enlightening discussion.

Pre-Paid Legal

Cedar Mill Business Association would like to welcome a new member. Pre-Paid Legal has a comprehensive plan for Cedar Mill small business owners for help with many legal problems they may encounter for as little as \$75 per month. They have a large, top-rated Portland law firm that provides the services. Pre-Paid Legal also has solutions for home-based businesses, identity theft protection, personal and family plans. Charlene Fredeen is happy to meet with you at your company's location if you would like more information. Ms. Fredeen can be reached at charlenepp@comcast.net or 503-645-6830.

Get some sleep

Cedar Mill Chiropractic Clinic is celebrating National Chiropractic Month this October by offering free flyers with information on getting quality sleep as well as samples of Bio-freeze, a natural topical pain reliever.

Cedar Mill Chiropractic Clinic is also offering a new service—cold laser treatments for pain reduction and faster healing time. Laser treatment times are much shorter than many traditional physical therapy modalities and patients often experience relief after just one treatment. Laser treatments cost \$25 per session. If you would like more information, please call the office at 503-646-3393 or stop by 13321 NW Cornell Rd.

Bales' news

Bales Thriftway's annual Holiday Show will take place on Friday and Saturday, November 2-3, from 4-6 pm. Many local food producers will be on hand to give out samples of food and wine to make your holiday celebrations sensational. Big John & Friends will entertain.

Flu shots will once again be available at the store—see the ad in this issue for the dates. And please excuse the construction—when it's done Cedar Mill will have its first Starbucks.

October Farmers' Market

The market will be open, weather permitting, on October 6 and October 13 but will likely open after 8:30 am due to early morning darkness. The weather will determine the hours for the market this October. If the forecast calls for heavy rain or wind, the market will be closed.

For the rest of the Market season we'll have our Crafters' Holidays Extravaganza, so think about buying some unique handmade gifts and hiding them away until you need them. The knit hats over at Ursula's booth are too cool! How about those beautiful lavender sachets? Maybe you need a great apron or some potholders for the chef in your house? Wouldn't a friend or relative love to open a package and find a beautiful french linen tablecloth inside? A wine vest makes a great way to dress up and personalize a bottle of wine for the hosts of the winter parties you'll be enjoying. Buying gifts from these local folks keeps your money in the local economy, and you can be sure that your gift will be unique.

For more information about the market and to confirm its operating hours, please call Dina at 503-913-7733. The Cedar Mill Farmers' Market is located in the parking lot in front of Safeway at Murray & Cornell, and is sponsored by Tualatin Hills Park & Recreation District.

Community Calendar

see our calendar on the website at cedarmill.org/calendar.html

Village Gallery Christmas Bazaar

Christmas is the best time of year for the Village Gallery of Arts. The Gallery always looks festive and gets more visitors. This year the Village Gallery will have its usual Christmas sale during November and December, as well as a special Bazaar weekend, Nov 17 and 18 with extended hours.

Seasonal Membership Call for Crafters!

As in previous years, The Village Gallery of Arts will accept two month limited memberships for \$10 per month to local crafters as another venue for their work. All holiday crafts, ornaments, hostess gifts as well as arts and crafts are encouraged. With the advertising we will be doing, we can expect some good crowds and good sales. Join your crafter and artist friends at the Village Gallery of Arts for the holiday bazaar.

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Maryam M. Motlagh
DMD, PC
*Featured on ABC's
"AM Northwest"*

Cedar Mill Cider Festival

October 14, 1-4 pm

JQA Young House, near 119th on Cornell

Please plan to bring your family and friends and join us for this fun afternoon! With food, entertainment and cider pressing, it promises to be the local event of the fall season!

A true community effort, two of the sponsors of the Festival are its next-door neighbors!, The Cedar Mill Bible Church is providing the use of its parking lot along with funds to help defray the cost of the event. Polygon Homes is donating the advertising and promotion for the event, including an ad in the Oregonian and the banner. Tualatin Hills Park & Recreation District, which owns the property and is developing it into a park, is providing the facilities.

Bales Marketplace is donating a 600 lb. container of apples. Wells Orchards, their apple supplier from Hood River, is creating a special blend of three varieties of apples to make good-tasting cider. If you have apples from your home trees, bring them along too, and you will be able to add them to the cider blend for best flavor. Be sure to only bring clean, undamaged apples, not windfalls, to ensure safe cider.

We have three cider presses coming. If you are planning to get some cider, you need to bring a clean jug with a lid. Labels will be provided to help you remember to use it within two weeks. When you arrive, you'll get a number that will give you a turn for the presses. Boy scouts and other volunteers will be helping with apple washing, cutting and pressing.

While you wait, you can enjoy the entertainment along with a delicious barbecued chicken lunch. Bales will be grilling chicken to be served with with coleslaw and apple pie, for a low price that will cover the cost of the food. Any profit will be donated to the JQA Young House restoration fund.

Traditional bluegrass music will be supplied by a local northwest band (yet to be hired at press time). Picnic tables will be arrayed under the "spreading chestnut tree" and around the grounds.

In addition, there will be a display of the master plan for the park that was recently approved by the THPRD board. The grounds of the house will be developed first, including a pioneer kitchen/herb garden to recall the first inhabitants, mill owner John Quincy Adams Young, and his wife Elizabeth who was the area's first midwife.

The festival will begin at 1 pm and end at 4 pm on Sunday, October 14. Please do not try to come early, because the church lot will not be available until 1 pm. For more information, or to find out about contingency plans in case of bad weather, call THPRD at 503-645-6433.

Library News and Events

By Dawn Anderson

New Writer's Group

Do you think through plot ideas while diapering the baby or scribble character notes on napkins at McDonald's? Was your life so

intriguing that it won't be complete without you writing your memoirs? Have you dabbled in nature writing, humor, mystery, romance or historical fiction, and wonder what potential readers might think of your work? Do you need a push to get you back to your stories, set some deadlines, and be inspired by others who love to write?

Whether you're hoping for publication, planning to self-publish, or writing just for fun, join the group for a hands-on inspiring gathering of people who love to write. The first meeting will be on Sunday, October 14, 1-3 pm in the upstairs library meeting room. The group will meet once a month. Free. To RSVP and receive a 1-page info and goal-setting sheet, contact Becky Lovejoy, Facilitator, at la-beck@juno.com or (503) 626-7665.



Alpaca Curious?

Sunset Accoyo Alpacas has been around for over 10 years. You've probably driven past their place and seen alpacas grazing in the pasture. Ever wonder what they're like up close? Go find out!

Alpaca Apparel Sale and Open Farm

Friday October 12, 4-8 pm

Saturday October 13, 10 am-4 pm

Location: Betsy & Wally Preble, Accoyo Alpacas, 13805 NW Thompson Road, 503.645.1520

Meet the alpacas and shop for luxurious alpaca garments and accessories made from alpaca fiber. Benefiting the Cedar Mill Community Library.

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CEDAR MILL CIDER FESTIVAL
SUNDAY October 14TH 1-4PM
At The John Quincy Adams Young House
near the corner of NW Cornell & NW 119th

CIDER PRESS
FREE apples from Bales or bring your own clean apples as well as containers for taking your cider home. (Gallon milk jugs are fine.)

FREE PARKING
in the Cedar Mill Bible Church Parking Lot (12208 NW Cornell Rd. Portland, OR 97229)
For More Info Call Tualatin Hills Park and Rec. at (503) 645-6433

BBQ LUNCH
Support the restoration of the historic JQA Young House by purchasing a delicious lunch of BBQ Chicken, Coleslaw & Apple Pie courtesy of Bales Market Place.

LIVE! MUSIC!

POLYGON NORTHWEST

No poles for Murray project?

Members of the Murray Road Improvement Project Advisory Committee, along with CPO 1, are planning to request that utility companies place their cables underground as part of the project. This was done for the Cornell Road project, and improves both the look of the project and the safety for pedestrians and motorists.

It is more expensive to put utilities underground, and could extend the time required to complete the project, as was the case for the Cornell work. The groups feel the effort is worth it for the following reasons: **Appearance:** This area is a central part of the Cedar Mill Town Center. The recently completed section of Cornell Road between Murray and Saltzman included underground utilities, and it makes visual sense for the adjacent area to look the same. Well-designed infrastructure, complete with "invisible" utilities, will contribute towards the success of our Town Center.

Pedestrian and Driver Safety: There will be increased pedestrian traffic in this area once the street and sidewalk improvements are completed. There is very little room to spare on the street and the final design will require a number of buildings to be

removed. Sidewalks will have to be narrower in some areas to prevent further building impacts. Sidewalk space needs to be maximized for safe pedestrian traffic. Not having utility poles intruding into sidewalk space will make pedestrian and wheelchair traffic safer and will increase visibility for drivers.

Utility Safety: Underground utilities lead to fewer utility outages due to weather or traffic accidents.

Cornell Urgent Care opens October 8th

The Cornell Urgent Care Clinic, located in the Cornell Shops at the corner of Cornell and Dale, is opening Monday, October 8. The clinic, which will focus on treating minor injuries and illnesses, is owned by former emergency room physician Dr. Sejung Shin. The clinic will also offer employment and athletic exams and will give a discount for cash payment by uninsured patients. They will be open Monday-Friday 8 am to 8 pm, and Saturday 9 am to 3 pm. The phone number will be 503-646-8500.

Lost Park gains a little ground

A large group of neighbors gathered last month for a meeting at Lost Park, located a block south of Rainmont at 2120 NW 111th Avenue. This small Tualatin Hills Park & Recreation District (THPRD) neighborhood park includes tennis courts, a playground, and sloping grassy spaces with a paved asphalt trail surrounded by natural areas.

THPRD wanted to find out if neighbors approved of a plan to mow down the thicket of blackberries and shrubs at the north end of the park. With the exception of a property owner who felt that the thicket protected her property, the sentiment was overwhelming to add to the limited open space by mowing and planting grass. This has been accomplished.

Neighbors took the opportunity to share many ideas for improving the park, as well as airing com-

plaints about problems that occur there. THPRD Director of Communications and Development Bob Wayt says, "suggestions for park improvements...have been shared with top management at THPRD and are under consideration." Any improvements will have to be evaluated and considered in the FY 2008-2009 budget.



New Park Patrol Officer Michael Janin attended the meeting and had suggestions for people with security concerns about activities in the park. He says that his team of Park Patrol assistants can be reached 24/7 by calling 503-645-6433.

Holiday Specialty Show & Tasting

November 2-3, 3-7 pm

- ◆ Featuring beautiful foods, wines, desserts—everything for all your holiday occasions.
- ◆ Live music featuring Big John & Friends
- ◆ Come and join us for our lovely annual holiday celebration.

Flu Shot Schedule:

10/2, 10/3, 10/4, 10/7
11 am-6 pm

10/9, 10/11, 10/12, 10/14,
10/20, 10/28
noon-6 pm

Subject to vaccine availability



Bales

MARKET PLACE

proud to be part of the community for over 45 years

Kids! On Halloween, visit us in your costume and get a treat!

Governance, Continued from page 1

The Beaverton School District similarly absorbed smaller school districts to create the more efficient school system that currently provides education to a large portion of east County students. Tualatin Hills Park & Recreation District was created to serve the area, and the Cedar Mill Community Library was formed by volunteers in the '70s. Cities traditionally provide these services, but in the absence of a city, single-purpose service districts were formed to provide them.

The existing system of country roads was used to connect these developments. When they became inadequate to handle heavier traffic, county taxpayers paid for improvements or suffered the consequences of earlier decisions. Voters were repeatedly asked to approve special levies to pay for necessary services and infrastructure. Without a stable tax base, it was difficult for the county to properly plan. Also, it established that improvements follow development (a pattern that is typical across the country) in which existing residents pay for improvements required by newcomers.

Without a master plan, winding country roads became suburban connectors. The lack of foresight is evidenced by the abrupt termination of NW Murray Boulevard in the Terra Linda development. When Terra Linda was built, no thought was given to the need to provide connection to future developments to the north. Such conditions continue to plague us today but few have a practical or affordable solution.

Meanwhile, the Metropolitan Service District (later renamed Metro) had emerged as a regional agency responsible for planning the growth and development of the greater metropolitan area. This included responsibility for managing the Portland metropolitan area's urban growth boundaries (UGB). The UGBs resulted from Oregon's Land Use laws passed in 1973. By the early '90s, Metro was responsible for telling counties where and by how much they should absorb growth in the region.

While Washington County has benefited from the contributions of several high-quality administrators, one who stands out is Charlie Cameron, who became County Administrator in the early 1980s. Realizing that growth would continue and planning was necessary, Cameron worked to create a concise business plan for the county. In 1986 the

Washington County Board of Commissioners adopted the resulting strategic plan, *County 2000*. Among other things, the plan determined that cities are the most appropriate providers of urban services to urban unincorporated areas of the county over the long term.

To provide critical urban services to these areas in the interim—until annexation or incorporation could take place—the board established two special service districts, the Enhanced Sheriff's Patrol District and the Urban Road Maintenance District. Residents in these districts pay additional taxes over the county's base levels.

During this period, cities became more interested in expanding to take in these urbanized areas. We have a Portland address because Portland planned on annexing us. During a vote that took place in the '80s, citizens were asked whether they wanted to be annexed by Portland or Beaverton, and we chose Beaverton. But it was not clear where Portland would end and Beaverton would begin. Controversy reigned.

In response to this wrangling, in 1993 the Oregon Legislature passed Senate Bill 122 (SB 122) which was codified into law as ORS 195: Local Government Planning Coordination. This law requires local governments to work together in establishing long-term boundaries and urban services providers. During the next few years, the affected service districts, Metro, the County, and the cities worked to establish boundaries for short- and long-term expansion.

The Hillsboro/Beaverton Area Urban Services Study began in 1996. By 2003 the western border of Beaverton was set as the boundary between the Hillsboro and Beaverton School Districts with the adoption of the Hillsboro Urban Service Agreement. Finally in 2004, Beaver-



ton identified it's ultimate service area (see map) although it has not yet approved an Urban Service Agreement with the County. The ultimate service area included most of the unincorporated areas south of Highway 26 plus some commercial and industrial land for short-term annexation (within ten years), with the residential areas of Cedar Mill and Bethany as long-term target

"And We Bike" campaign raises awareness

This past June, Tim O'Donnell, 66, was stuck and killed by a careless motorist while riding his bike with a group of friends on a rural road in Washington County near Cornelius. This tragedy brought increased attention to the safety of cyclists using Washington County roads. Tim's wife, Mary, established a memorial fund to address this problem.

The Washington County Bicycle Transportation (WashCo BTC) in partnership with the Bicycle Transportation Alliance (BTA) of Portland announced the "And We Bike" Campaign aimed at raising awareness that the bicyclists they see are moms, dads, friends, neighbors and co-workers. In fact they could be yours!

The campaign consists of three major elements and will continue until November 1st when daylight saving time ends. Life-sized cutouts,

areas (20 or more years).

In the next article in this series, we'll take a look at the subject of annexation and we will examine what cities provide that we don't get from the county or from our special service districts. To continue this discussion online, go to the Forums section on the CPO 1 website cpolfriends.org.

like the one pictured here, are being placed in business, government and community lobbies with hand outs listing tips on how motorists can more safely interact with bicyclists, and what to expect from them.

"Burma Shave" events will feature five or more volunteers with their bikes standing alongside varying roadway intersections. Spaced about 50 feet apart, each holds a sign with a word on it like Mom, Dad, Friend, and Neighbor. The last person in line holds one that reads, "And We Bike."

In addition, coalition members are attending CPO, NAC, City Council and County Commission meetings to present the message, encouraging leaders to bring this message to their constituency. Our goal is for

motorists and bicyclists to "Share the Road" safely and with a greater understanding by motorists of how bicycles operate on the county's roads. More information is available at www.andwebike.com.



Massage, Continued from page 1
lawn Professional Building in 1999. He has been expanding ever since, and now has six treatment rooms at Westlawn plus two rooms that he leases at the Sunset Athletic Club. SAC owner Chuck Richards added these specially insulated massage rooms as part of the ongoing remodeling and expansion of the club.

All the therapists who work for Angelic Healing Hands are highly skilled, and all of them do Swedish and deep tissue massage. Some of them have special skills and training, such as sports therapy, pregnancy, hot stone, myofascial and other specialty treatments. Dudley encourages clients to try different therapists from time to time. He says, "each has their own personalities they bring to us and sometimes it takes trying a few out before you find the perfect match. It also helps to have a back-up therapist just in case you are in need and can't get in to see your 'favorite' LMT."

Massage and chiropractic treatment are increasingly recommended together. Even "regular" physicians are increasingly referring patients to both types of treatment. Dudley says, "massage softens the muscle tissue to allow the chiropractor make adjustments much more easily, also by keeping the muscles looser the joints are more likely to hold themselves in place and this allows you to see your chiropractor less."

Benefits of massage go beyond physical healing, however. "Massage begins the process of achieving a well-balanced body that functions like a well-oiled machine. I like to think that we here at Angelic Healing Hands (AHH) bring total healing to Mind, Body, and Spirit, by incorporating our knowledge of soft tissue manipulation with environment and energy," Dudley says.

And the relaxing environment of the clinic is a real treat. From the minute you enter from a mundane office hallway, you are in a peaceful and harmonious space with low lighting, beautiful art and wall colors, and soft music. Less like a clinic, more like a spa. Each treatment room is decorated around a theme, from Egyptian to nautical.



Couples can enjoy a massage together in the double room

Most people try massage for first time because they are in pain associated with stress, injury, overuse of their bodies, or surgery. Dudley says, "people come to us for many reasons. It usually is because they have injured themselves from sports, work injuries from gardening, etc. or even employment repetitive injury. Tension in muscles more often than not is caused by stress due to life's demands. People tend to bottle up how they feel and unfortunately mental stress finds its way into our bodies. We help your body to sort out what is causing the stress and then we are able to sort of unplug you from it long enough for you to rethink how to deal with life."

Something that sets AHH apart from many clinics is their scheduling policy. "We purposely schedule at least 15 minutes between appointments—most of the time 30 minutes, just to ensure



The Westlawn Professional Building is located on Murray north of Cornell

you get a full hour regardless of whether the traffic slowed you in getting here or the babysitter didn't show up on time. We know "Life" sometimes gets in the way of "Living" and we don't want to cause any more stress for you," says Dudley.

They offer package pricing to encourage people to get regular



Rod Dudley works on a client

therapy. Packages do not expire and may be given to friends and family if desired. To find out about the current offers, look for their ads in the Clipper magazine and Family Values direct mailings and in the Cedar Mill News. They also offer discounts to new and existing clients via their web site, www.AngelicHealingHands.com. Their regular package pricing is three one-hour massages for \$180.00, five one-hour massages for \$275.00 (regular prices for one-hour massage is \$65.00).

Acupuncturist Brett Csordas is also located at the facility. He provides full consultations and treatment as well as the special \$25 "Happy Hour" sessions on Thursday afternoons, from 4-6 pm, where clients can get a "minor tuneup" or be treated for specific conditions that don't warrant an in-depth examination. Call the main number for more information.

Massages are generally scheduled by appointment from 8:30 am to 7 pm Monday through Saturday. They can occasionally accommodate a walk-in, but it's best to call first. Their phone number is 503-644-6109, and the address is 1225 NW Murray, Suite 103.

Bring in this ad for \$10 off Deep Tissue or Specialty massage (Regular price \$65 or greater)

503-644-6109

ANGELIC Healing Hands, Inc.
Locations in Cedar Mill
1225 NW Murray (behind McDonald's) and in the Sunset Athletic Club

Check our website for discount coupons
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Acupuncture
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Brett Csordas, LAc, MAcOM at Angelic Healing Hands
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Measure 37 in Cedar Mill

By Virginia Bruce, with research assistance from Larry Bates

If you have been thinking that the effects of Measure 37 (M37) are mainly felt in rural areas and don't affect us here in Cedar Mill, read on. Several local landowners have filed claims that could have a high impact on our community. The measure requires local governments to either waive land-use restrictions on property or compensate owners for the loss of their land's value that results from restrictions. Although many people who voted for the measure believed that the beneficiaries would be rural landowners who wanted to put up a few houses to pay for their retirement, large corporations have made claims that far outweigh those in both monetary impacts and changes to communities.

The Peterkort family, through its companies J. Peterkort & Company and Peterkort Homestead LLC, has filed nearly \$77 million in claims against Washington County and the City of Beaverton. These claims may reflect the value of the approximately 124 acres the companies own around the intersection of Cedar Hills Boulevard and Barnes Road. They seek to waive land use regulations and zoning imposed since 1959. Specifically they wish to ignore traffic issues and the Cedar Hills/Cedar Mill Community Plan that designates the area as "transit-oriented" because of its proximity

to the Sunset Transit Center.

Because the City of Beaverton cited traffic issues and zoning in denying the Wal-Mart application, this could easily mean that Wal-Mart or another big-box, high-traffic retail outlet could be back on the table. Under current zoning and land use regulations, cities and counties can require developers to pay for road improvements needed to handle increased traffic that would result from their developments. Granting a waiver on these properties could mean that any needed road improvements would be paid for by the public, or not built, causing huge increases in congestion.

Another local M37 claim is for the property at the southwest corner of Murray Boulevard and the Sunset Highway. The landowner, Milton O. Brown, wants to erect two huge billboards on land zoned "neighborhood commercial." After filing the claim, but before Washington County had acted on it, he began to proceed with the installation. Quick action by one of the businesses alerted Oregonian columnist Jerry Boone, and before long the County had issued a stop-work order. The massive tower for one of the billboards still stands there, pending the vote on Measure 49 and further County action.

Shilo Inns owner Mark Hemstreet filed a claim to waive zoning and development codes, particularly design

review, landscaping and parking regulations on half an acre of the property at their headquarters on Shilo Lane, near the corner of Cedar Hills Boulevard and Barnes.

Measure 49, on the November ballot, excludes corporations from M37 relief. Passage would end all these claims, while still allowing for much of the homebuilding that voters thought they were approving.

Contrary to the information being given out by the opposition, many existing M37 claims that meet M49 requirements can go forward.

More information on Measure 49 can be found at yeson49.com, and at the Oregonians in Action website oia.org. And however you decide to vote, be sure to return your ballot by November 6!



Many readers have been asking about the Old Mill Saloon, in the former Tillamook Ice Creamery space on Cornell. It is owned by Oregon Restaurant Concepts, a restaurant management company that also runs Big Red's and The Yamhill Grill in Newberg.

Owners say that the project is still underway, and that they are now thinking that it will open around the first of next year. They have not yet submitted all the development and other applications, and the schedule will depend on approvals from the OLCC and the county.

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