



Cedar Mill News

Volume 4, Issue 4

April 2006

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Featured Business

Len Weaver—New York Life Insurance

You could say that Len Weaver has insurance in his blood. His father sold insurance in the Midwest for 40 years, and one of his brothers now runs that agency. Weaver himself only got into the business a few years ago, but he says that it makes him very happy to help people in this way. "Helping people is what successful sales professionals strive for. I enjoy helping those people who are seeking financial services to protect and build their future," Weaver asserts.

Before going to work with New York Life, Weaver worked in the pharmaceutical industry, providing products to hospitals, doctors, pharmacies and long-term care institutions. But, he says, "the business changed and it was time to do something else." He turned to what he knew, the insurance business.



"New York Life is a mutual insurance company," Weaver explains. A mutual insurance company is not publicly traded, and its policy holders are the owners. Most insurance companies used to be mutual, but in the '90s some insurance companies "de-mutualized" to raise more money for growth. "This means that their main obligation is to Wall Street," Weaver says. "New York Life

has enough capital reserves to grow and also protect their policy holders. Our most important objective is to be stable so that we will be around in 20 to 50 years when you need your investment in mutual funds or life insurance."

Weaver says, "My clients are a diverse group, just like the community. There are folks who need to protect their families through life insurance that will provide a continued income and mortgage-free homes for surviving spouses and children.

Some people are saving for their childrens' education. Len says, "The most practical plan is to finance school through many sources such as personal savings, special college savings accounts, student loans financial aid and even part time jobs for their child. New York Life provides

mutual funds to help people reach this goal.

"Other people are looking to retirement. They have worked hard all their lives to build assets for retirement. They want to protect those assets and make them last through their retirement years. This can be done by way of annuities and long-term care insurance, as well as supplemental life insurance for retirement purposes. Sometimes they have multiple 401Ks or IRAs that can be consolidated for a better return," Weaver says.

"Business owners who want to grow with the community. Every situation requires a personalized evaluation and plan. My goal is to help them plan and organize their financial lives in a

Next Meeting

Cedar Mill Business Association

Tuesday, April 18, 2004. 7:30 am

Place: Cedar Mill Community Library

Topic: TBA

successful manner," he concludes.

Weaver prefers to work one-on-one with people, and says it is very important for insurance agents to stay in touch with their customers, because people's needs change and they may not understand how their insurance policies and investment strategies need to change as well.

Continued on page 6

History in the News

Early farms in Cedar Mill

By Nancy Olson, co-author, Cedar Mill History

Farming served several purposes in the settlement of Cedar Mill. For early settlers it was a means of survival. Families tended personal gardens and lived off the meat, eggs, dairy, and vegetables raised. Later, these products would be traded with the ready market in Portland.

Timber was everywhere in those days, so plentiful that it wasn't worth harvesting, and many acres were burned and otherwise destroyed to make clear land for both gardens and orchards. A common method of clearing woods was to drill holes in standing trees into which hot coals would be poured.

For some, gardens and orchards served as reminders of their old homelands. Nearly all the settlers started a small orchard as soon as they could clear enough land to plant it. Sam Walters set out the first orchard – he brought his trees up from California in the spring of 1852. William Walker brought trees all the way across the plains with him and set them out in 1853. Luckily for many Oregon settlers gold was discovered around this time in California. With apples selling at \$1.00 per pound to the newly flush miner population down south, orchards provided welcome income to many settlers.

German immigrants Gottlieb and Caroline Bauer left their homeland with two children, Henry and Lena, and settled in South Dakota. After a few years, the family moved to Oregon

and lived in several locations before arriving in Cedar Mill. In 1919 the family purchased an 80-acre farm located on the western portion of what is now the Sunset Science Park industrial area. Bauer and his sons worked together raising wheat and dairy cows. Their thresher and baler were driven by a wood-burning steam engine. Clifford Bauer recalled that the engine was accompanied by a horse-drawn water wagon that was filled twice a day from creeks and ponds during harvest season. After the death of his father, Henry, the oldest son, and his wife Erna acquired acreage on Saltzman



Bauer hay wagon en route to Portland markets via NW Lovejoy, about 1920. (Photo courtesy of Mrs. Arthur Bauer, from Cedar Mill History)

Road. Their property eventually passed on to their two children, Willard and Gladys. This land was developed in 1982 and is now a housing development called Bauer Woods.

More stories of early farming in Cedar Mill are available in the book, Cedar Mill History, available from cedarmill.org/cmbook.html

Hearing Voices: Storytelling Festival comes to Cedar Mill Library

On April 6 at 6:30 pm, Alton Chung will visit the Cedar Mill Community Library to enchant us with his tales. Storyteller Alton Chung combines a rich cultural heritage, drawing inspiration from his Japanese and Korean roots, as well as being influenced by the superstitions, stories, and magic of the Hawaiian Islands where he grew up. Alton is a member of Portland Story Theater and the Portland Storytelling Guild. He collects oral histories of Japanese elders for the Portland Nikkei Legacy Center, is an apprentice to Eth-Noh-Tec, and is the recipient of the 2005 J.J. Reneaux Emerging Artist Award from the National Storytelling Network. (www.altonchung.com)

“There have been great societies that did not use the wheel, but there have been no societies that did not tell stories”.
Ursula K. Le Guin

The Washington County Cooperative Library Services (WCCLS) is hosting the second annual Hearing Voices Storytelling Festival April 1 – 8 in celebration of the 2006 National Library Week. Designed for all ages, the festival includes local events to be held at eight of the

WCCLS member libraries. The week-long Hearing Voices Storytelling Festival will showcase both professional storytellers and the opportunity for the general public to tell a tale. Visit the Cooperative Library Services website for a complete list of the ten festival events and a preview of the style and caliber of storytelling to be presented www.WI-Linet.wccls.lib.or.us/hearingvoices.

Storytelling provides a foundation for

literacy – and the appreciation of life-long learning. Our goal is to foster an appreciation for the role that the oral storytelling tradition plays within families, communities and cultures. It is our hope that this festival will help all of us understand that the stories we collect in our libraries can be multi-dimensional – when stories are spoken and are heard, they come alive.



Work party at the Wetland

By Amanda Wilson, Rock Creek Watershed Partners

On Saturday, April 8th from 9 am to noon the Rock Creek Watershed Partners (rcwp.org) and The Wetland Conservancy (wetlandsconservancy.org) will sponsor a restoration work party at the Cedar Mill Wetland. Community residents are encouraged to join the effort to eliminate invasive plants and plant some native species.

Cedar Mill Wetland is located right in the middle of Cedar Mill and is owned by The Wetlands Conservancy. You’ve probably seen this sixteen-acre natural area that straddles Barnes Road just south-east of the Teufel property. This wetland plays a critical role in protecting water quality and moderating stormwater.

Northwestern salamander, red-legged frog, pacific tree frog, hooded merganser, great blue heron, green heron, beaver and dragonflies can be seen and heard among the water, reeds and willows. This watershed (Cedar Mill Creek) also contains resident cutthroat trout and the pacific lamprey, which is listed as a sensitive species in Oregon.

Currently, the ponds created by beaver dams are receding. This means the banks are becoming exposed and creating new habitat for plants.

We’re working on establishing native plants before invasive plants like Reed canarygrass and Common teasel take over.

Invasive plants compete with native plants for water, nutrients, and space. They also



impact the survival of wildlife that depends on native plants for food and habitat. Invasive plants also disrupt natural processes like water infiltration, erosion control, decomposition, and nutrient cycling.

So come on down to the wetland near you and connect with your community while enhancing habitat that humans and wildlife alike depend on.

Bring drinking water and wear work gloves and knee boots if you have them. We will have a limited amount on hand. To volunteer, contact Amanda Wilson or Melissa Higgins at (503) 629-6305 x 2953 or awilson@rcwp.org.

If you can’t make it out to this one, future work parties are scheduled for Saturday, May 20th, July 29th and September 23rd.



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Polygon to offer first Teufel homes in June

The northern segment of the (as-yet-un-named) development on approximately 100 acres that stretches between Barnes and Cornell, formerly the site of one of the Teufel company's nurseries, is well on its way to completion. An "interpretive center" that will familiarize prospective homeowners with the amenities of the development and the homes available will be open in June. "This won't be your typical sales office," says Fred Gast, Polygon Homes VP in charge of the project. "It will be more of an information center."

Work has already begun on the streamside improvements along Cedar Mill Creek, which marks the western border of the project. Invasive plants like blackberry and ivy have been mostly cleared out and over 6500 trees and shrubs will be planted. "The natural area is a really important part of this development," says Gast. "The first part of the trail, the bridge and the front of the development on Cornell will be finished by the time we begin to offer homes for sale. That's why we decided to do the work ourselves rather than turn it over to the park district. This way we can control the schedule."

The entire stream corridor from Cornell to Barnes will be improved by Polygon and then passed to Tualatin Hills Park & Recreation District. Amenities will include a trail that will begin at Foege Park at Cedar Hills Bl. & Cornell and cross the new road via a bridge similar to those on Cedar Hills, then continue along Cedar Mill Creek as a boardwalk which will run along the eastern boundary of the new JQA Young House Park, and finally connect to Barnes Rd. Cedar Mill Falls, at 119th and Cornell, will finally be visible from an overlook platform near the restored 1869 house. Several overlook areas will also be included in the development.

Before any homes could be constructed, Polygon undertook a massive grading project and rebuilt a portion of Cornell to accommodate a new eastbound right-turn lane and a new westbound left-turn lane. Grading of the north

Celebrate our new Town Center roads!

Mark your calendar for a party on Friday, May 19 celebrating the completion of the Cedar Mill Town Center road project. The whole community is invited!

The event will begin at 2:30 pm with a "non-parade" featuring decorated vehicles representing some of the businesses that have been affected by the long project. These can be either commercial vehicles, classic vehicles or simply decorated personal vehicles. They will merge into traffic following a route along Cornell from Murray to Barnes, right at the new stop-

half of the property is mostly complete and the first construction has begun.

The Beaverton School District condemned an 18-acre lot in the middle of the Teufel property around 2001. They still haven't announced plans for a school, but Polygon is doing the preliminary work of grading, sewer and water supply to the school property as part of the overall development of the parcel.

The school property sits at the east side of the property and is the southern boundary of the first phase of development, approximately 220 townhomes. In 2005 Polygon reduced the density of this segment from 22-24 units per acre to 12 in response to a changing housing market that encouraged them to add mixed-use housing to the 20-acre commercial area fronting on Barnes Rd.

Because they share the same zoning, some recent articles in the press have mentioned the "Teufel Development" in the same breath with the proposed Fred Meyer* store in the Progress Quarry Town Center, Gast wants to dispel any rumors of big-box development. "We want the commercial area to serve the residents of our development and the local area," he says. "We're just in the early stages of talking to commercial developers, and it may be 2008 before anything is built. We are not interested in any typical big-box development."

*Note, the Beaverton Planning Commission rejected the Progress Quarry Fred Meyer proposal.

light by the Shell station, left at the other new stoplight on Saltzman, left back onto Cornell and into the parking lot at Bales Thriftway.

Cake and lemonade (and maybe more goodies) will be served at 3 pm from a tent near the south end of the Thriftway parking lot. A short presentation will include speakers from Washington County, the contractors, and representatives of local business. We hope to have some musical entertainment as well.

Details of the celebration are still being confirmed but please plan to join us to rejoice in the end of a long and sometimes painful process, and the beginning of our Town Center. Contact Virginia Bruce if your business wants to participate; vrb@teamweb.com or 503-629-5799.

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Community Calendar

April 6

Alton Chung Storyteller
6:30 pm Cedar Mill Library

April 8

Cedar Mill Wetland Work Party
9 am - noon, SW Stark/Barnes (see article p. 2)

April 11

Cedar Mill Business Association,
7:30 am Cedar Mill Library

May 19

Community Celebration for Town
Center Roadwork Completion
2:30-4 Bales parking lot

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Present-day farming in Cedar Mill

One way to look at the history of Cedar Mill is that when European settlers first arrived, they cut and milled the wood to build Portland; then on the cleared land they grew food to feed Portland; and now we house Portland. But a few farms still persist, maintained by tenacious people who love the land and have resisted the temptation to turn it into cash. Some of them raise crops and animals for sale, and for some it's more of a hobby. But there are still farms in the Cedar Mill area. Here are the stories of a few of them.

Findleys – hay and cattle

Ken and Dolores Findley live on land that has been in their family for five generations. H. Ross Findley moved to the area with his parents, Alexander Findley and Sarah Reeves Findley, in 1898 and the family bought 109 acres on the northwestern corner of Saltzman and Thompson. The property was distributed over the years among various family members. Much of it comprised the strawberry farm where Ken grew up, helping his mother Lillian after the tragic death of his father when he was 12.

Ken recalls, “when I was only about 13

I went out to Frank Jeffries’ hardware store at 185th and West Union and bought sticks of dynamite to blow up some stumps. We did everything in those days, drove tractors and trucks everywhere.” Ken went on to study soils at Oregon State University, but ended up working with his stepfather, Odus Bales, to run Bales grocery store. Now that the store has been sold, he has “retired” and gone back to his first love — agriculture.

He grows hay on the remaining 38 acres on the south side of Laidlaw Rd. west of Saltzman, and brings cattle in from his ranch in Hermiston to graze on part of the land. He also rents acreage elsewhere in the area for more hay production, which he sells locally to “regular customers, mostly horse owners. We grow around 80 tons around here and make little bitty 52-pound bales because people can’t handle the big bales. In Hermiston we make bales that measure 4’x4’x8’ and weigh 1600 pounds and we produce about 2000 tons on 500 acres.”

His farm on Laidlaw has a branch of Bronson Creek running through it, and Ken has been working with Clean Water Services

to restore the stream. His big man-made pond serves as a water retention facility, and along with CWS he’s been planting natives on the banks of the stream and around the pond. “We get cutthroat trout up here, and also those native eels (western Lampreys). We’ve fenced it all off from the cattle and it’s really coming along. Our biggest problem is the beaver and nutria – they eat just about everything. Electric fences seem to be the only way to stop them.”

He hasn’t had any problems with the neighbors unless someone hits his fence and the cattle get out. “Urban folks react differently when they see livestock on the road,” he laughs.

Schmidt Family Farms – cut flowers and greens for the floral business

Karl Schmidt grew up on his family’s farm on Miller Road. Martin Schmidt and Sons grows and ships fresh floral products primarily to the east coast via truck and air. The company bought the Saltzman Road acreage in 1966 from Ken Findley’s uncle George, and Karl and his wife built a home there in 1973.

He and his wife are both from fourth-generation local families. Karl’s mother is “the oldest living Teufel,” one of the sisters of the holly-growing nursery family. Another sister married into the Dinahanian family that has the holly farm on Cornell near Highway 26. As in many farming communities, the early families intermarried.

The 34-acre farm grows holly, forsythia, flowering fruit trees, peonies, and greenery. Schmidt brings employees over from the Miller



Native planting around the pond restores habitat and enhances water quality

Easter Egg Hunt!

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In recent years, Schmidt has been turning more and more to natural and organic methods to grow his flowers and greens. Another branch of Bronson Creek flows through his property, which shares a border with Ken Findley's acreage to the north. He too has been working with Clean Water Services to restore the pond and stream banks on his property.

The plants they grow don't need a lot of irrigation. "We rely pretty much on Mother Nature," he explains. This minimizes runoff and further improves stream habitat.



Fields of peonies near the Schmidt barn

The grounds around their home are beautifully landscaped. In the past, Karl and his wife have hosted tours as part of the library's garden tour fundraiser.

Although his property is surrounded on the south and west by new homes, he has no problems with his neighbors. He's happy to address any concerns his neighbors might have.

Lawrence and Leah Lehman – everyone's favorite cows

Lawrence Lehman also grew up in Cedar Mill from the age of 11, when his father married his stepmother, the daughter of Robert Thompson (for whom the road was named) and bought a farm bounded on the west and north by Thompson, and on the east by Saltzman. In the '30s and 40s the family raised turkeys and chickens with flocks of around 1500 birds at times. His sister is Lillian Bales whose first husband was Ken Findley's father – yet another family connection!

As a young man he worked on the nearby Hamel family farm, and then became a truck driver for 20 years. He hurt his arm and had to quit. When he and his wife Leah married during World War II, they didn't have enough money to build a house, so they bought a house on Walker Road that was slated for demolition and had it moved to the location on the corner of Saltzman and Thompson. In addition to the poultry they grew lemon

cucumbers, which they sold to Odus Bales for the grocery store. He remembers that the \$400 they made paid their taxes for the year.

Now 86, Lehman sold much of his property a few years ago for the Arbor Creek at Bauer



Lawrence Lehman and his Aylshires

Meadows housing development. But he retained six and a half acres where he raises Ayleshire cattle. Three new calves are following their mothers around the field. He bought some property in Culver, near Madras, and ships hay for his cows from there.

Continued on page 6

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Farms, continued from page 5

He built a new pole barn recently that houses his "riding horse." He plans to build another barn to replace some buildings that have fallen down. He says his son isn't interested in farming but he hopes to hang on to the farm for his grandchildren.

Joan Gunness – Bonny Slope Blueberries

For 45 years, people in this area have been getting blueberries every summer from the patch on South Road, just south of Thompson. The Fikes family planted them originally, when Bonny Slope was more rural. Several other families have owned the property that now belongs to Joan Gunness, who has lived there nearly 19 years.

Gunness teaches creative movement and dance to children and yoga to both children and adults. She cares for the blueberry patch in the time "left over." She hires a team of professional pruners each year to care for the bushes, and a local handyman helps with general maintenance, which includes weeding, maintaining the irrigation system, mulching and spraying against the fungus that attacks the berries.

"When my children were small and I was busy with them and working, my mother, Jean Simpkins, ran the blueberry stand," Joan says. Now when the blueberries are ripe, she and her 19-year-old daughter Jordan fill orders for ready-picked berries, but most of the crop is "U-pick" and is

snatched up by regulars who have been coming every summer for years. More recent customers find the farm through the Tri-County Food Guide, a yearly publication of the Washington County Extension office that helps us all find fresh local produce.

Blueberry bushes cover about one and one-half acres of her three and one-half acre property, which is now surrounded by new homes to the north and south, with more going in across South Road to the east. "I would like to keep the property as a farm," she says. "It becomes



Joan Gunness and her Bonny Slope Blueberries

more precious all the time as things get built up. People come here year after year and feel it is a refuge. But it's a challenging equation given the land values and the fact that it's not my full-time job," she admits.

Weaver, continued from page 1

Most of his new clients come from current clients who refer friends and neighbors to him. He also belongs to the Aloha-Sunset Rotary Club, Business Builders International, and the Portland Business Alliance, in addition to the Cedar Mill Business Association.

Len Weaver and his wife Jane moved to the Cedar Mill area around 12 years ago. He proudly says, "We have recently extended our family by adoption. We have two four-year-old daughters from China, Katie in 2002 and Beth in 2005." Katie was an infant when she came into their family, and is entering Kindergarten in September. Beth will wait a year while she improves her English skills. "They learn so fast at this age, though," Weaver says.

The Weavers love Cedar Mill. He says, "We enjoy the sense of a small community located in a large metropolitan area. Cedar Mill is a community one can have pride in. It offers various playgrounds and parks for families to enjoy, and is surrounded by churches, business, and libraries which are supportive of the family environment.

He feels that the Town Center road improvements will only improve its small-town quality of life. He says, "We have a great core community with all of the advantages of a large metropolitan area close at hand. The busy traffic through the area will become less of a problem with the new street system. Slowing things down will give small business the opportunity to flourish. The changes that are being made will make Cedar Mill Town Center more attractive and very inviting. In the future other communities will follow Cedar Mill's lead."

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Protecting The Land That Feeds Us

By Susan W. Clark, OSALT

Most of us have no experience in producing anything more than a few tomatoes in September. Year round food production would be completely beyond us. In addition, many urban dwellers have no access to land that they could garden, should they need to. Access to land needs to be part of community food security planning, and Oregon Sustainable Agriculture Land Trust (OSALT) is working to make that possible.

By accepting land donations, OSALT is taking open lands off the market, dedicating them to use by local growers to feed local people. OSALT combines land protection with research and education, helping to produce the next generation of gardeners and farmers.

Population growth is endangering much of the best of US agricultural land, and Oregon's land is ranked in the top ten of most endangered by the Land Trust Alliance (www.lta.org/). As long as land is on the market, its cost will follow the market, often pricing a farmer or gardener off the land. (OSALT) was formed to hold and protect open land for productivity and habitat.

As oil prices climb more people are seeing the importance of local food production. Higher gas prices impact the food supply by making personal trips to distant grocery stores more expensive, and by raising the cost of trucking produce across the continent and the oceans. Petroleum is also used to make fertilizers, run farm equipment, heat greenhouses, and power irrigation. Higher fuels costs will definitely impact what we pay in our grocery stores, so any

personal or neighborhood gardening that can save a bit of fuel can help keep food affordable.

How OSALT works

OSALT acquires land by donation. This most often happens when a landowner donates the land to OSALT. It has also happened that a group of concerned individuals, intent on keeping a parcel of land from being developed, have worked with OSALT to raise funds by donation and/or grants that enable the purchase of land for protection.

If you have agricultural land and want to keep it in agricultural production, you know you face challenges. In many cases, OSALT can help. If you have no one to pass the land to, OSALT can hold the land and make certain it is kept in agricultural production. If you have children, but they are not interested in agriculture, OSALT can help you protect the land and still provide your children with an inheritance. If you have children and one wants to carry on the agricultural traditions of the family, but you fear that if you give the land to that child the others will fight over what they see as an "unfair" disposition of the land, OSALT can help.

More than land acquisition

Once funding is obtained, a program called Food in the City is ready to be launched wherever neighbors are interested and property can be found. The program will combine community garden space with classes such as gardening, seed saving, and preserving foods, and a commercial kitchen that will provide space both for cooking instruction and small business food production.

Salsa, jams, pies, and breads are just a few of the products micro-entrepreneurs could produce in the OSALT kitchen, helping to feed

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the community and supplement their income. OSALT envisions communities building localized food systems that would provide grass roots food security, improved self-sufficiency, closer community ties, fresh, local food, and improved nutrition.

Whatever your situation, if you have agricultural land and you want it to stay in agriculture, OSALT can probably help. Please contact us at land@osalt.org for more information. We are happy to discuss how OSALT may be able to help you achieve your goals.

A land owner can donate the land to OSALT but retain what is called "life tenancy." This is a legal right to occupy the land, and would provide the donor with tax benefits of donating the land, but also the very valuable right to a place to live.

OSALT is an all volunteer organization and doesn't have funding to purchase property or to pay off mortgages. Each piece of land that OSALT holds is either owned free and clear or paid off by some sort of fund raising. Since every property is unique, the details of each agreement are constructed to meet the needs of that particular owner and their land.

To learn more about donations, classes, and volunteering, see the OSALT website at www.osalt.org.



Join the Cedar Mill Business Association see page 5

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