



Cedar Mill News

Volume 6, Issue 4

April 2008

Featured Business

Elliott Bookkeeping School

By Virginia Bruce

Diane Sandefur attended classes at Elliott Bookkeeping School (EBS) in 1993, and she liked it so much, she bought the company! After returning to work as a registrar in 1998, she learned that founder Brad Elliott was getting tired of running the business and wanted to move into other ventures. In 2000 Diane bought the company and is now the owner and director. Elliott stayed on to teach their popular one-day seminar, "Start Your Own Bookkeeping Business."

Elliott had worked for a variety of medium-sized business in the 1970s, and eventually started a one-man bookkeeping business to serve the many small companies who needed his service. After being asked repeatedly for help training bookkeepers for his clients, he realized there was a need for short-term focused education to train people to keep books. He founded EBS in 1983 to provide short-term, cost-effective training. After one year in Beaverton, the school moved to its present location on the first floor of the Woodlawn Professional Center on Murray, north of Cornell.

The school is ideal for presently-



employed bookkeepers who want to sharpen their skills and for those looking to launch a new career. Small business owners who want to do their own books or who want to have a better understanding of what

their bookkeeper is doing find EBS invaluable for learning the basics. Parents re-entering the workforce and others who just want to see if bookkeeping might be for them find the short, focused programs ideal. With a threatened downturn in the housing market, Sandefur has recently seen several real estate agents who are looking for a new career!

Some students are referred from the state employment division's WorkSource Oregon and from the Capital Career Center program. Many hear about the school from friends and associates. About 20% of their students are sent by employers who want to enhance employee skills, including CPAs who need better-trained staff.

Their most popular class, "Practical Bookkeeping," is offered as a fourteen-week classroom course and also as a correspondence course. Completing the course prepares students for full-charge bookkeeping positions and earns

them a Bookkeeping Certificate. Some students go on to take the exam offered by the American Institute of Professional Bookkeepers which confers a Certified Bookkeeper designation (C.B.). But Sandefur says, "There's so much work out there that certification is really not necessary. Employers usually don't ask for that, they just want a good bookkeeper."

Other course offerings include Advanced Bookkeeping, Payroll Master, and the one-day seminar, Start Your Own Bookkeeping Business. Many classes are offered in both

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Next Meeting

Cedar Mill Business Association

Tuesday, April 8, noon

Place: Cedar Mill Community Library

Topic: CityFest Community Outreach Program

Speaker: Dan Larsen, World & Local Outreach Pastor, Cedar Mill Bible Church

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

History in the News

Lost Park

By Nancy Olson, co-author, Cedar Mill History

In 1926, Cedar Mill was the location of a popular recreation site called Lost Park which drew visitors from Portland, Beaverton and

Jordan recalled that her father once designed a "wiggly woggle" for the swim hole. It was a suspended pole used as a balance beam. Reeves offered \$5 to anyone who could walk the length without splashing down.

In a few years, the park grew so popular with neighbors and friends that Reeves opened it to the public.



Lost Park, about 1927. Baseball diamond is on right, and the swimming hole is at the center below the sign. Photo courtesy of Lois Reeves Jordan.

Hillsboro. Located on 150 acres of wooded land, the private amusement center stretched between Cornell and Damascus Roads, on the east side of 113th.

Originally the property was a summer activity spot for Cedar Mill pioneer descendent Frank Hall Reeves and his family. Reeves built several large tree swings for his kids and their friends. He dug a large swimming hole in Cedar Mill Creek, which he renamed Alder Brook. He built stone stoves with sheet metal tops for his wife and friends' picnic cooking. Lois Reeves

It had been improved to include a large picnic area, two baseball diamonds, horseshoe pits, swings and children's play equipment. The swimming hole was improved to a "commodious swimming tank," with paving on the long, sloping sides.

Shady trails named Alder Lane, the Loop and Lover's Lane were designed for hikers in the wooded portion of the park. The creek held abundant amounts of fresh, edible crawfish for the catching.

Mazama Lake was named in honor of the Portland outdoor club

Continued on page 6

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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

Spring is the time for seasonal allergies

From weeds to grass and tree pollen—airborne allergen levels are on the rise.

The Sunset Medical Practice Group has allergy testing available through our lab. These tests can tell you whether you are allergic to mold, pollen or weeds. The allergy testing is quite inexpensive and accurate.

Once identified most allergy symptoms can be controlled with medication. You can also avoid symptoms by keeping windows closed and showering

after a trip outdoors. Allergens such as pollen tend to stick to fabrics so washing bedding and clothing as often as possible is also effective.

Seasonal allergy symptoms can include sneezing, congestion, itchy nose and eyes, runny nose, red and watery eyes.

If you participate in outdoor activities you can take medications a half-hour before your day begins to avoid an allergy attack or at least minimize the symptoms.

The doctors at Sunset Medical Practice Group are ready to assist you with testing or medication to help you survive the spring allergy season.

Color Gets You Noticed

Looking for a better way to communicate? As these statistics prove, adding color definitely helps get your message across.

- Readers pay attention up to 82% longer with color.
- Using color in printed material increases readership by up to 80%.
- Applying color on selling materials can increase the likeli-

hood of a purchase by 80% or more.

35¢ Color Copy Sale

- Information is communicated up to 70% faster and 77% more effectively with color versus black-and-white.

The UPS Store in Peterkort Towne Square offers full-color digital printing and copying services.

Tilly's new hours, new flavors

Beginning May 1, Tilly's summer hours will be from 11 am to 11 pm. They will be open Monday through Saturday and closed on Sunday.

Owner Paul Anctil says, "Besides our regular popular gelato flavors—which include Lemon, Northwest Berries and Razzberry Razzle—we have many new flavors such as Irish Mint Swirl which was developed for St. Patricks Day. It was so popular we decided to keep it on for awhile. Vanilla Chai Tea



is very well liked by those who like tea. Razzberry Apricot is another new favorite. Along with gelato we have soups, sandwiches and salads."

Village Gallery News

Village Gallery's latest all-media show runs April 8th through May 4th. Featured artist Mary Braund works in a variety of media including watercolor, colored pencil, photography and digital imagery. This show will feature her work with digital photography—she manipulates images to create abstracted and/or "digitally drawn" works.

April workshops include several explorations of mosaic art, silk painting, and a three-session Art Journal workshop.

Contact the gallery for more information: 503-644-8001 or villagegallery.arts.org



The Gardener, by Mary Braund

Business Photo Special

Sandy Sahagian Portraiture's two-for-one business portrait special starts April 1st. Her incredible studio business portraits are the best in the business! She will help you gain the trust of many new clients with just



one photograph. Be ready for the new season with an upgraded look. Regularly \$99 for one image, now get the same low price for two outstanding re-touched images!! Call 503-297-2343 for details, offer expires April 18th.

www.sandysphotos.com

CMBA Notes

At the March 11 meeting of the Cedar Mill Business Association, the Downtown Identity committee noted that the Town Center banners had been taken down because they had proved unable to withstand the winter storms. We will be working with the sign company to develop a better material and revised designs.

The Events Committee announced that CMBA will have a table again for members to hand out promotional materials at the Cedar Mill Park Concert in August, and members will also be on hand to welcome visitors. We discussed a raffle with prizes from member businesses.

A new Community Outreach committee is being formed to find and support those in need in our community. Our first project will be helping homeless students at Sunset High (see article, page 5).

The Publicity Committee talked about the online Business Directory (cedarmill.org/biz) and discussed the possibility of a printed version.

The Membership Committee reported that invoices have gone out to members who have not yet renewed. Now we will be targeting businesses who have not been members recently or ever.

The featured speaker was Virginia Bruce of Team Web who talked about Effective Business Email, and handed out a four-page guide, "Effective Email," which is available

on the CMBA website (cedarmill.org/CMBA).

Becky Jarvis finished up the meeting with her "Ten Minutes of Fame" presentation about her business, Electronics Unlimited, which performs onsite repair and upgrades for computers and network installations.

Join us this month (see p.1) for a presentation from Dan Larsen of Cedar Mill Bible Church about the big community outreach program being done in conjunction with Portland CityFest. We will also have a short presentation by the Sheriff's Office about their May levy measure. Mike Irinaga will get his "Ten Minutes of Fame" to tell us about his insurance business.

McCabe will help Olympic Athletes

Chiropractor Lauren McCabe (Cedar Mill Chiropractic) was recently chosen to treat athletes at the US Olympic Trials for track and field in June and July. She is one of 30 chiropractors who will be helping the athletes compete in top form and treating their injuries at the track. It is a very competitive position and she is honored to be included in helping our athletes on their journey to Beijing.

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vrb@teamweb.com

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Traffic light at Dogwood and Saltzman?

If you think it's hard to get into and out of the Wagreen's/library parking lot now, just wait and see what the county has in store for us.

The Saltzman Road Improvement Project will widen Saltzman, with an additional northbound through-lane from Cornell that will stretch past the parking lot exit before merging into one northbound lane. There will also be a center turn lane, and the southbound right-turn lane onto Cornell will also be extended northward. So Saltzman may be as many as five lanes wide at that point.

Additionally, the southern driveway (just north of Cornell) is going to be eliminated as part of this project. It is a traffic hazard, but many people use it anyway. That means that all of the traffic entering or leaving that lot to go onto Saltzman will be funneled into one driveway. For that reason alone, it would seem like a traffic light and crosswalk at that corner would be a good idea.

Pedestrian safety is another issue. We are all supposed to be walking more around our "Town Center," right? But have you ever tried to cross Saltzman to get from Bales to the library? Every day, groups of preschool kids from the Methodist preschool are shepherded by their

Citizen input wins underground utilities

Citizen members of the Murray Road Improvement Project (Highway 26 to Cornell) have been expressing concern that the project plans didn't include putting utilities (cable, power, telephone) into underground trenches to match what was done for the Cornell project. Underground utilities not only provide safety benefits, but create a more attractive prospect for everyone and easier navigation for pedestrians.

Washington County rarely requires "undergrounding" as part of capital projects because it's too expensive. Citizens argued that roads within the Town Center deserve special treatment. CPO 1 and the Cedar

teachers and aides to attend library programs. It can be harrowing.

Bales recently added a new driveway west of the store to allow drivers to exit the parking lot by using the extension to turn onto Dogwood. As people learn about this, it should help with congestion at their other driveways, but will also be putting more traffic onto Dogwood, most of which will be turning left/north onto Saltzman.

However, the county maintains that the location doesn't "warrant" a light. "Warrants" are a complex set of criteria that the county uses to establish the need for a traffic light or other road improvement. These include traffic speed and vol-

ume, anticipated number of turns, accidents, and likely "stacking" of cars behind people making turns.

The Washington County Department of Land Use and Transportation (DLUT) tells us, "The design team has heard this issue loud and clear from several of the [Saltzman] project's Focus Group members and has looked extensively at this intersection, trying to see if the warrants for a traffic signal are met. Unfortunately, even with future development and with the connection of Dogwood with Thriftway and Shell to the west as well as a connection to 123rd to the east, the need for a signal at this intersection is still not met and the

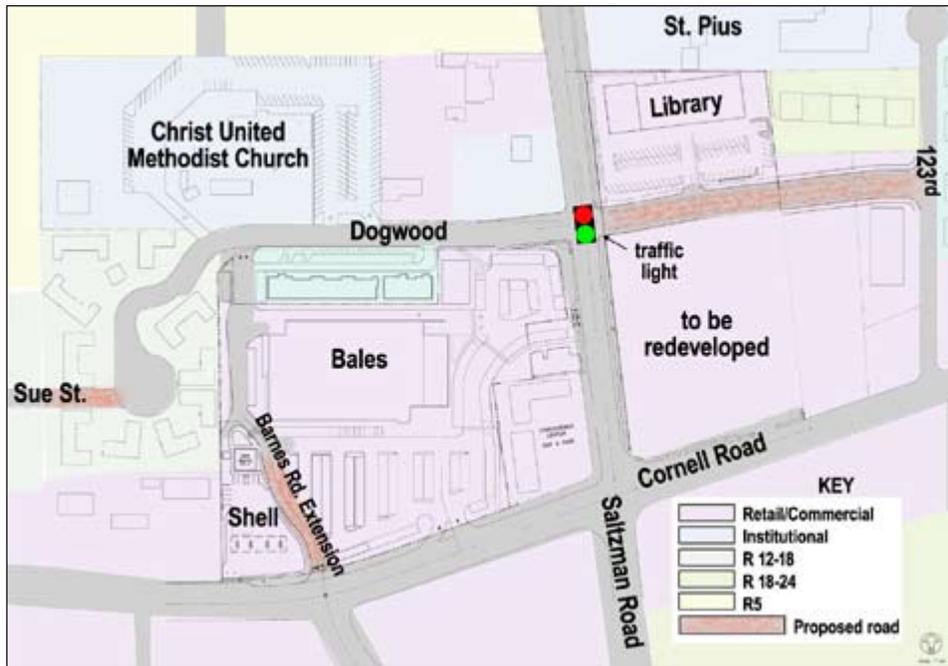
and utilities. These include trench excavation, vaults, and conduits, and are estimated at \$250,000. Utilities further bear the costs of removing poles and lines, and installing new lines. We won't have a precise cost estimate until utilities and the county complete final plans. The county share of funding is from the road capital fund."

Sander has been negotiating with the utilities for several months to accomplish this. He says, "Citizen input has been very important. The County does not have regulations or policy guidance providing for undergrounding of utilities in situations such as this (Town Cen-

ter). In the absence of citizen input, the typical practice would be to keep utilities above-ground because it is less expensive."

County Land Use Senior Program Educator Anne Madden says, "Alex Sander's careful listening to the community, his perseverance in working with the utilities, and his ability to line up the various options and their related costs to the county helped all involved arrive at this happy conclusion."

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This concept drawing shows how vehicle and pedestrian circulation could be improved by extending Sue St. to meet Dogwood and extending Dogwood to 123rd. It also represents a possible new configuration for the Shell station which would allow Barnes to extend northward to Dogwood.

design team would not recommend the installation of a signal at this location as part of this project. With that said, the design team is proposing to install empty conduit at this location for the future when a signal is needed."

The county is planning to install a light on Saltzman at 128th where the Bauer Oaks entrance is. They tell us there's enough traffic there to warrant it. But not at Dogwood?

A light at this corner would have to be electronically coordinated with the light at Cornell to avoid cars stacking up through the Cornell intersection. But we're confident that the engineers can figure out how to make that work.

One of the critical elements of a well-functioning Town Center is a grid of alternative routes beside the main streets. Cedar Mill is quite lacking in this now. Dogwood is an excellent candidate for this role. It offers a potential to be extended to the west to connect to Dale, and there are also plans to connect it eastward to 123rd.

This is a great opportunity for the county to stand behind the vision of the Cedar Mill Town Center, instead of just applying formulas that don't fit our reality. If the DLUT can't justify a light at Dogwood, then perhaps the County Commissioners can step in and save the situation.

What do cities have that we don't?—Part II

by Bruce Bartlett & Virginia Bruce, with help from Marc San Soucie

In this series of articles, we have been taking a look at the governance of Cedar Mill, most of which is unincorporated Washington County. Counties traditionally provide county-wide services and services to rural residents, while cities provide urban amenities and services for their residents.

Growth patterns and other factors in our area have created large urbanized areas, including Cedar Mill, that aren't part of any city. While service agencies such as Tualatin Valley Water and Tualatin Valley Fire and Rescue do a great job of providing basic services, there are a number of ways that cities provide higher levels of service than the county does for its urban unincorporated areas (UUAs).

Last month we discussed representation in government, and urban infrastructure. In this article, we look at some social and economic services provided by cities such as community development, public spaces and the creation of community spirit and activities, land use planning, and code enforcement.

Public Spaces and Community Activities

Cities provide public spaces: town squares, city parks, community centers, community gardens and spaces for Farmers' Markets. Hillsboro has its own Parks & Recreation Department that includes an Aquatic Center, a Cultural Art Center and a new Civic Center with its public gathering area. Beaverton has constructed a large library building that includes a community center. Beaverton's very successful Farmers' Market is held in a public park nearby.

In unincorporated Cedar Mill, the only non-commercial public spaces are parks and a swim center provided by Tualatin Hills Park & Recreation District (THPRD) and the Cedar Mill Community Library. The library is largely dependent on volunteers for both funding and operations, and provides Cedar Mill's only public meeting space outside of the area churches and the Grange.

Cedar Mill has its own wonderful Farmers' Market, which was started and perpetuated entirely by volunteers until THPRD stepped

forward to sponsor it, but it's held in a shopping center parking lot since there's no appropriate public space. THPRD also sponsors the Concert in the Park each August in Cedar Mill Park, and the Cider Festival, held for the first time last year at the JQA Young House. Churches provide activities for their parishioners—some of which are open to the community, and scouting and the schools round out the recreation and social opportunities for county residents.

The county isn't in the business of providing space or programs for the community. They're even looking for volunteers to maintain the landscaped patches that are added to road projects.

Community Identity and Planning

The Cedar Mill Town Center is being "planned" by the people who own or develop its lots. The county ordinances (536 & 537) that define Cedar Mill Town Center development are close to ten years old and in many cases never took into account the conditions in the community (lack of alternate car and pedestrian routes, for example). Vehicle and pedestrian circulation plans, parking plans, public spaces, the "what should go where" that makes a Town Center work, are

determined by developers with suggestions and guidance from county planning staff and only broad guidelines from the Town Center ordinances. Developers may or may not have the best outcome for the community in mind when they make their plans.

Cities are vigorous in guiding urban redevelopment. Hillsboro has been revitalizing its downtown which now includes a civic center and plaza. And despite numerous setbacks, Beaverton is sincerely attempting to create a high-density, full-service urban environment with The Round, the Westgate property, Old Town, and more.

The county has no process or funding to plan for community revitalization, that has never been its business. It's having to invent a process for planning new urban growth lands—Bethany and Bull Mountain—areas that Metro added despite their distance from cities that could service them.

The Washington County Community Development Code ("the code") has evolved from policies established over the years. The code lists the physical attributes of an acceptable proposal for a development application. The county generally

Continued on page 7

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Homeless in Cedar Mill**Sunset High's Homeless Students**

By Virginia Bruce

Surprising as it may be to most of us, there are homeless students attending almost every school within the Beaverton School District (BSD). In fact, two years ago Sunset High School had the highest population of homeless high school students in BSD. District-wide there are 861 homeless students so far this year.

Students can become homeless for any number of reasons. Many families live just one disaster away from losing their housing. Some students are escaping intolerable home situations brought on by parental drug use or mental illness. Some kids "age out" of the foster care system at 18 before they are able to finish high school. Homeless teens can be found in motels, crashing on friends' couches, in shelters, living in cars or trailers, and even "camping" in parks.

Today's housing crisis and economic downturn will undoubtedly lead to an increase in this population. As people lose their jobs and homes are foreclosed, rentals become harder to find and harder to afford. It really doesn't take much imagination to see how students can become the innocent victims of circumstances beyond their control.

Lisa Mentasana and Mary Metheny, the BSD Homeless and Social Support Liasons, provide help to homeless students throughout the district. Funded by the district's Title 1 budget, the program can provide help to ensure that students get the education they're entitled to. From transportation, school supplies and clothing, through community awareness and outreach to teachers and staff within the schools, Lisa and Mary do what they can to ensure school success to these kids in transition.

The McKinney-Vento Act is a federal law first passed in 1987 that was re-authorized in 2002 and provides rights to homeless students. These include the right to go to school, no matter where they live or how long they have lived there; the right to attend their "home school" if feasible—that is the school they attended before becoming homeless; the right to enroll and begin school immediately, even if they don't have all the records usually required to enroll; and the right to fully participate in all the programs and receive all the services available to other students.

The Cedar Mill Business Association is going to be sponsor-

ing several efforts throughout the coming year to help. Our May 12 meeting will feature a presentation on this subject. There are also opportunities for others in the community to support these kids and give them a chance to finish high school. To offer help in any of these areas, contact Lisa or Mary for more information (see below).

Employment opportunities

Businesses can help by providing a range of work opportunities to students. Internships and job shadows can help kids explore career options. One homeless student who is interested in sports and marketing was given the opportunity to job-shadow a Nike employee during Spring Break. Paid work or non-paid work experience (after school, weekends and summer) with employers who can be flexible and understanding of the special problems encountered by these kids is always needed and very much appreciated.

Host families

Boys and Girls Aid Society (BGAS) runs a Transitional Living program where a host family provides room and board for up to 16 months for a student (aged 18-23) while they complete school. Financial compensation is offered to the family.

Support for activities

Most extra-curricular activities are offered on a "pay to participate" basis these days. Sports, drama, and other activities can be the inspiration for a youth to stay in school. Without financial support, it's impossible for homeless students. Anyone can sponsor a student by paying the fees for their activity and/or helping to pay for the other associated costs like costumes for drama or shoes for athletics.

Clothing and supplies

Clothing and shoes—in good condition and *appropriate for high school students*—are always needed. Donations are accepted at the BSD Clothes Closet, located at the District office at 16550 SW Merlo Rd, Beaverton.

Gift certificates for retail shops are extremely welcome so the students can select new items. We all know how important personal appearance is to teenagers! Do you have one in a drawer that you haven't gotten around to using?

School supplies, personal items

such as toiletries, unneeded electronic equipment can all help these kids succeed. One local computer repair company is donating a case of calculators from a past promotion.

Medical and dental care

While there are programs to provide urgent care, if every dentist and medical practitioner could assist one student each year, it would mean a lot to the students. Lisa recalls seeing a student who appeared to be in pain. He finally admitted that he'd had a bad toothache for six months, but he didn't know that he could get any help. It's hard to pay attention in class when your jaw aches.

Computer access

Libraries generally have a time limit for use of public computers. Imagine trying to finish a term paper when you can only work an hour at a time. After-school and weekend time on an internet-enabled computer can help these kids get their homework done.

Mentoring

Personal connection with a caring adult can really make a difference. The Social Services Program will match up willing adults who can be there for these kids. It doesn't take a big time commitment, just someone who will take an interest in these individuals. In the best of circumstances, high school is a stressful time for kids. Imagine trying to face it without a place to call home.

For more information about how you or your business can help, contact Lisa Mentasana at 503-591-4462 or by email at lisa_mentasana@beavton.k12.or.us; or Mary Metheny, 503-591-4186, mary_metheny@beavton.k12.or.us

ID Theft Workshop April 17

Win a free document shredder! The Washington County Sheriff's Office will present, "Identity Theft, Scams and Fraud: Here & Now" on Thursday, April 17, 6:30-8:30 pm, at Sunset Presbyterian Church Fellowship Hall, 14986 NW Cornell.

This free presentation for Washington County citizens will include presentations from Sheriff Rob Gordon and the Sheriff's Office Fraud & Identity Theft Enforcement Team (FITE), and the Oregon Department of Justice. For more information, call 503-846-6048.

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EBS, continued from page 1 classroom and correspondence versions. They have students using their programs from as far away as Florida and even from Europe. Sandefur says that bookkeeping is

ers asking for job candidates. They match up these requests with student interests.

Diane Sandefur lives in the Cedar Mill area and loves the community. She likes the small-town feel and being able to use local businesses for most of her needs. The location near the Sunset Highway is convenient for her students.



Practical Bookkeeping instructor Hank Becker helps students understand a homework problem. Small classes ensure lots of personal attention.

based on universal principles that are 500 years old, and the principles don't vary that much from country to country.

Students should expect to spend three or four hours per week outside of class doing exercises in workbooks and reading the material in the textbooks that are provided with the courses. Instructors spend time with students in the small classes to make sure everyone understands the material.

EBS also offers self-paced tutored courses in Microsoft Word, Excel, Access and Quickbooks and also in the Peachtree system. Eventually Sandefur may add more advanced computer courses if student demand is there. "But we don't want to grow too much. We are more interested in keeping our small classes and high-quality standards," she says.

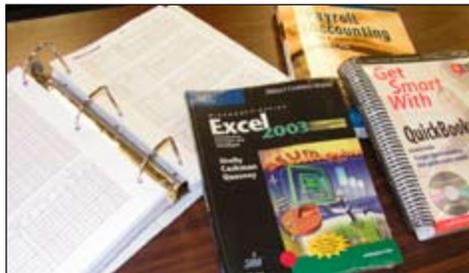
Placement is rarely a problem, students are in high demand. Diane and registrar Amanda Anderson regularly field calls from employ-

She recently joined the Board of Directors of the Cedar Mill Business Association as, you guessed it, Treasurer. Former group treasurer Mark Slesman, who used to work at Alten Sakai CPA in Cedar Hills, took a position in a private company on the east side of Portland and was not able to continue. We

appreciate Diane stepping into this important position. And she has some great ideas for energizing and publicizing the CMBA and promoting our member companies.

Asked if she had anything she wanted to add, Diane just reminded us all, "Every business needs a bookkeeper!"

For more information about the school, call them at 503-644-6451 or visit their website at elliottbook-keepingschool.com



Lost Park, continued from page 1 who sponsored a trip to the area in 1926. Their announcement read: Leave 4th and Stark on Southern Pacific Train at 7:40 am for Beaverton. Hike over Canyon and Barnes Roads to Cedar Mill. Lunch in the playgrounds of New Lost Park. Then, Barnes Road to top of hill and home stretch by way of trails and woods, arriving at 16th and Jefferson. Fare, 40 cents, Distance, about 10 miles.

When the Depression peaked in the 1930's, the park declined in popularity. Many people who had enjoyed the facilities could no longer afford the time or cost of recreational entertainment. Reeves and his brother subdivided the property. Lots and partially constructed houses were sold for \$1,000—ten dollars down and ten dollars per month—terms that helped many obtain housing in the depressed area.

Much of Lost Park's wooded areas are preserved today in Jordan Park, located at the top of 107th.

Strader Town Halls

Desari Strader, who represents Cedar Mill and other areas as Washington County Commissioner, is holding a series of Town Hall meetings to share information and listen to her constituents. April 7, 9-noon, Garden Home Recreation Center room 10 May 9, 10-noon, Cedar Mill Community Library upstairs meeting room.

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Urban/Rural, continued from page 4 does not review land use development proposals for esthetic qualities such as architecture, compatibility with the existing neighborhood, materials, colors or themes; it simply reviews applications for strict code compliance.

As long as a proposal complies with the code, it is usually approved, whether or not it's a good fit for the community. For example, a car wash was built in the core of our downtown just before the controlling Town Center ordinances took effect. A Town Center is supposed to be a walking environment, and even though the planners knew it was coming, they couldn't prevent the landowner from doing as he liked with his property.

Beaverton and Hillsboro have specific steps in their design review processes that consider compatibility with the community. In addition, Beaverton and Hillsboro, like the other cities in the county, use appointed citizen planning commissions and design review boards to consider the more complex, 'Type 3' land use applications. This brings a strong local, citizen perspective to land use review that the county does not provide. The county refers all of those applications to hearings officers, some of whom don't even live in the county.

The county's land use department is self-funding—all expenses for reviewing applications are covered by the permits and fees paid by the developer. This has resulted in a cost-effective process that spares tax payers a burden. But it doesn't leave money available for broader community planning. This keeps our taxes a bit lower, but it also means that Washington County planners almost never say no to development, as Beaverton did to Wal-Mart at Cedar Hills Blvd and NW Barnes Road.

Cities generally have more detailed and robust community standards and codes (e.g. garbage, vegetation, nuisance) intended to build and protect the quality of life in neighborhoods, and they provide vigorous enforcement of them. The county has only two code enforcement officers for entire UUA, while Beaverton and Hillsboro have entire departments devoted to code enforcement. The county has no tree code to protect specific trees or groves of trees in communities—cities do. The county has no agricultural animal-keeping codes (which can be either good or bad,

depending on whether you like having chickens for neighbors) while cities have much more stringent control of animal keeping.

In an effort to create a vibrant economy, most cities provide an expedited review of commercial development applications to avoid costly delays. Washington County's land use department is "first-come, first-served" and takes more time than city planning departments. But we do pay lower taxes...

Don't get us wrong. We think the county does a good job considering its long-established policy of limiting general fund expenditures on land use planning. County land use planning staff generally has our best interests at heart and sometimes performs heroic feats of negotiation and persuasion on our behalf (see below). But they have to perform their job fairly for all of the diverse and widely separated communities of the UUA. Washington County is simply not in the business of providing all of the amenities of a modern urban community.

Whether we can get the kind of community we need and deserve without a city to guide our development remains to be seen. Alternatives to annexation or incorporation might include a strong private community development association, the village/hamlet concept that's being explored in Clackamas County (we could learn from their successes and mistakes), even the provision of another urban service district specifically to deal with the issues outlined in these articles. More of those topics for future articles. Stay tuned!

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