



# Cedar Mill News

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June 2009

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## Featured Business

### Impact Signs

by Virginia Bruce

Not every job loss is a bad thing. Just ask the Proctors. Sandi and Scott Proctor got into the sign business in 1998, after Scott was “downsized” from his job as the NW Sales Director for Stroh’s/Weinhard Brewing. The company offered employment counseling benefits, and he worked with Terry Rost, of the Franchise Group, to find a new career path. He realized that he had enough contacts that would provide him with startup customers—his beer customers could be sign customers. So the sign business seemed a good “business-to-business” fit.

beginning, we used to have a ‘Happy Hour’ with pizza and our friends would come in and then we’d put them to work. It was the only way we’d get to see anyone, because we were so busy!” she recalls.

At first, they both worked in all aspects of the business. But as time went on, they realized that each of them had strengths and that splitting up the responsibilities worked best. Scott is the salesman, working with customers and products. Sandi is the office manager, handling personnel, paperwork, and making sure everything flows smoothly.

Scott’s previous job was very high pressure, with a lot of traveling. Things are so much better now, says Sandi, that, “He turned back into the guy I had married.” She

says that they don’t spend that much time talking to each other during the day, so they enjoy discussing business in the evening. “It’s our answer to the empty nest,” she laughs.

Their shop has always been in the same place, located in

the shopping complex near the big Goodwill store at Bethany Blvd and Cornell. When they started, most signs were made with vinyl cutouts that were then attached to various substrates. Designs were limited to “spot” or solid colors only. Now a lot of the work is produced on what amounts to a huge inkjet printer that can apply designs directly onto a variety of materials.

They produce signs for a variety of customers, from real estate companies and developers to retail centers, the park district and schools. A small number of their customers are individuals who come in for special-event signs such as graduation lawn signs, wedding

*Continued on page 10*



Jay and John watch as Scott Proctor shows Sandi a file for a new customer.

In the beverage business, there are always signs and banners that need to be made, so they got off to a good start. “It was high volume and low profit, but it got us going,” says Scott. “We purchased a ‘business opportunity,’ not a franchise,” Scott explains. “It gives you the tools and training, but then you’re on your own. I didn’t want to be working for someone else, paying them and having them make our decisions.”

Sandi, who had been teaching piano lessons at home while raising their two children, was involved from the beginning. “We were able to have the kids come in and work with us in the shop. In fact, at the

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Next Meeting

Cedar Mill Business Association

Tuesday, June 9, 11:45 lunch & networking;  
noon-1 pm program

Place: Leedy Grange Hall, 835 NW Saltzman

Topic: Social Networking Strategy & Tools for Business  
Speaker: Julia Eiden, Huntington Learning Centers

FREE pizza, bring your own beverage

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

## Toward a More Sustainable Cedar Mill

### Got stuff? Freecycle it!

by Virginia Bruce

The next time you clean out a cupboard, or try to clear some space in your garage, consider getting rid of your junk (another person’s treasure, after all) through a wonderful web-based service called Freecycle. On the flip side, do you need something (probably used) that someone might have stashed away? Just ask.

The Freecycle Network is a Yahoo Group consisting of 4,760 local groups with 6,789,362 members across the globe. The local group in Washington County has been going since 2003. Ronald Fabricante, the group owner, took over from Kathy Cruz who started the local group. The Washington County group has several moderators who share the task of approving each message before it appears on the site or shows up in your inbox, so you don’t get spam or offers for inappropriate items.

When you join the group you can choose to get every posting in your inbox as they are approved, or to get a digest a few times a day, or to simply read the postings on the site. When you sign up, and periodically thereafter, you will receive guidelines on how the system works and what the etiquette is.

The subject line for each listing should include whether you want something or are offering something, a description of the item,

and your rough location. After all, it might not be worth a trip to Forest Grove to get that bag of extra diapers. Once something is taken, you post a “received” or “taken” message so others don’t get their hopes up.

The guidelines say, “Our goal is to keep usable items out of the landfill. By using what we already have on this earth, we reduce consumerism, manufacture fewer goods, and lessen the impact on the earth. Another benefit of using the Freecycle list is that it encourages us to get rid of junk that we no longer need. Many of us have cluttered closets and garages filled with items that are ‘too good to throw away.’ We hang onto stuff because ‘somebody could

use that.’ Free your inner packrat!”

Sometimes it’s just too much trouble to have a garage sale, or sell things on Craigslist. And it’s wonderful to know that your gift is going to someone who can really use it. Posters rarely even bother to include photos of their offers. And sometimes items that don’t work out are re-freecycled. You often see the suggestion, “Must take all, freecycle what you can’t use.”

*Continued on page 9*



# 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](mailto:vrb@teamweb.com)

## Market gets the squeeze

by Lee Davies, Real Estate Broker

In real estate there are always clients upgrading and downsizing regardless of the economy, but even with today's economic downturn, "downsizing," or moving to a smaller or lower-overhead home, is not as easy as one might think. While we all hear about short sales, foreclosures, and the tumbling housing market, many homeowners believe they will sell their \$700,000 home and capitalize on a great value at \$400,000. This is becoming increasingly difficult because prices are beginning to stabilize on homes under \$500,000 due to several reasons: 4.5% Fixed Rate Mortgages available for loans up to \$417,000. Loans above that amount are available at 6%; The Federal Government's \$8000 first time home buyer tax credit; More homeowners than ever needing to downsize due to financial hardship; New home starts being almost non-existent for the past 12 months.

The most pressure is being applied to the homes between \$300,000 and \$500,000 as first-time buyers may buy a \$180,000 townhome pushing the townhome owner to purchase their second home in the \$400,000 range. On the other hand, there are many downsizers who would like to sell their \$700,000 home and would like to land in a quality community for \$400,000 as well. We are working with families today who are experiencing this challenge first hand and are noticing that the homes in the \$300,000 to \$500,000 price range are not as plentiful nor have they

seen their price declines continue.

What is further troubling is that home price in higher ranges still appear to be falling while the homes in the mid ranges are beginning to hold steady. For example, a home in Bauer Oaks Estates that sold in May of 2006 for \$858,000, just sold again in April of 2009 for \$677,000. On the other hand a home in Graf Meadows that sold in June of 2005 for \$374,000, closed in April of this year for \$390,000.

Great values can still be found in the sub \$500,000 market in suburban markets such as Happy Valley and Hillsboro where overbuilding occurred. There is also the occasional foreclosure or transferee in the more sought-after communities, but be prepared to move fast and pay full price, as you will not be alone in the pursuit. Otherwise, if you are looking for that that perfect home in the ideal community between \$300,000 and \$500,000, be patient, be a student of the market, and be prepared to make an offer quickly.

## Village Gallery News

The Village Gallery of Arts group show for June is "In the Garden". Our featured artist is oil painter Estera Nanassy.

Estera Nanassy began her artistic training at the age of 16 at the Conservatory of Arts and Music in Bucharest, Romania. Upon arrival in Portland, Oregon in 1981 she and her husband rebuilt their lives here on their artistic pasts. Estera's travels worldwide and here in Oregon greatly influence her love and respect for nature and greatly influence her current work in oils.

Estera is a member of the Beaverton Arts Commission, The Oregon Society of Artists and The Village Gallery of Arts.

The Village Gallery of Arts is a cooperative, non-profit gallery located next to the Cedar Mill Library. We sell our member artist's works of art and offer a wide variety of art classes for all ages.

New this summer for children is Animal Art Camp with Susan & Shelley. Other classes give you a chance to create your own glass pendant, mosaic an art piece or learn to paint using beeswax! Call the gallery at (503) 644-8001 or see

our classes online at [www.village-galleryarts.org](http://www.village-galleryarts.org)

## Fathers' Day Gift Baskets from Giftique

Has Dad got plenty of neckties? Are his work tools and garden equipment overflowing? How about celebrating Dad this year with something different. Instead of giving a gift that suggests "work," how about giving him a unique container gift basket that has plenty of gourmet goodies and snacks? When the snacks are gone, Dad will still have a great gift he can keep.

The classy Antique Roadster Gift Collection is perfect for the auto enthusiast as well as the classic car collector. Loaded with gourmet snacks, it also includes a roadster coffee mug. Check out our cute Truckload of Snacks filled to the brim with wonderful gourmet foods that Dad will enjoy. This replica of an old-fashioned delivery truck delivers the goods.

Is Dad a golf enthusiast? With our deluxe Tee Off basket of gourmet foods and treats he can celebrate that great game he just finished playing or commiserate over the final score. Either way this is a wonderful gift for him to enjoy.

Call Giftique Oregon at 503-643-2153 for more information, or you can order baskets on the website at [GiftiqueOregon.com](http://GiftiqueOregon.com).

## Surviving the wedding of your dreams

Tim Kimble, The UPS Store

You've found the perfect partner. You have the perfect ring. Now all that's left is planning the perfect wedding. From favors, flowers, and food to the dress, ring, and honeymoon, wedding details and costs are more than enough to make most couples want to elope. The UPS Store® can help brides-to-be conquer tasks and save time and money at the same time.

"Many people don't think of us as an extension of their wedding

planning team," says Tim Kimble, The UPS Store owner. "However, we offer a one-stop shop for a number of items on a typical bride's to-do list."

The UPS Store can print wedding programs, copy maps, order and mail invitations, as well as offer mailbox services so brides won't worry about gifts being left on their doorsteps. Unlike a P.O. Box, mailbox holders at The UPS Store can receive packages from any carrier and be notified via e-mail or text when a package is waiting.

It's likely one or both of you may be moving, and we have moving boxes on sale for 50% off and moving supplies 25% off through August.

The UPS Store, located at 10940 SW Barnes Rd., Peterkort Towne

Square, is open Monday-Friday 9 am to 7 pm and Saturday 9 am to 5 pm. For more information, call 503-646-9999 or visit our website at [www.theupsstore.com/3379.htm](http://www.theupsstore.com/3379.htm).

## The Harmony School owner publishes children's book

Rebecca Guyot, founder and owner of The Harmony School, has recently published *Flyin' Ryan the Rescue Ranger in The Puzzletown Storm* through PublishAmerica.

"I grew up telling stories to my brothers and sisters, then to my kids," Guyot said. "I've had a lot of careers in my life: spokesperson, model, actress, shoe salesman. Now I own a performing arts school and write a new performance every three months. I guess I'm still telling stories."

For many years the flowerbox girls, Madeleine and Melinda, have lived outside the window of our hero "Flyin' Ryan the Rescue Ranger." They spend their happy days sunning themselves and chatting about the many heroic deeds and exciting adventures of Flyin' Ryan. The story they're enjoying today is called *The Puzzleton Storm*, wherein our hero must save a small, unsuspecting, puzzle-shaped town from a terrible storm. But how?

Guyot adds, "While the book can be purchased through Amazon or book stores, I'd like to ask that



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Publisher/Editor: Virginia Bruce  
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[info@cedarmillnews.com](mailto:info@cedarmillnews.com)

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you purchase your copy through The Harmony School of performing arts. Simply visit the website at [www.theharmonyschool.org](http://www.theharmonyschool.org) and click on the Flyin' Ryan link."

"When you purchase this book through The Harmony School all proceeds and royalties will go directly to the school. These books will all be signed by me personally. Your name will then go onto our front page as a supporter of The Harmony School. If your business, school, or other establishment purchases the book they will receive a permanent link on The Harmony School website."

## CMBA Meeting Notes

by Lauren McCabe, CMBA President

The CMBA held another well-attended meeting at the Leedy Grange on May 12, 2009. The Programs Committee passed around a sign-up for Sunset High School's job shadowing program. The Events Committee discussed plans for The Harmony School's Ribbon Cutting Ceremony in honor of their third anniversary that was held on Saturday, May 16th.

The Events Committee also had a sign-up for this year's CMBA booth at the Cedar Mill Farmer's Market. Members are welcome to use the booth to publicize their business free of charge. Sandy Sahagian of Sandy Sahagian Portraiture is the head of the Events Committee and is the contact person for those that want more information about this promotional opportunity.

Mike Irinaga gave an informational talk about ZaneHRAs, a unique and patented form of health reimbursement arrangement that can result in significant decreases in health benefit costs over the usual employer-based health insurance premiums.

Tim Kober of Cedar Financial Advisors was May's "Ten Minutes of Fame" speaker. He described how his fee-based financial planning firm works to help individuals and families achieve their personal goals and long-term financial well-being.

June's meeting will be held June 9th at 11:45 am. Julia Eiden of Huntington Learning Centers will discuss social networking strategy and tools. Our "Ten Minutes of Fame" presenter will be Guy Pabst, Aflac District Sales Coordinator.

## Shortcake and Photos at the Grange

June 20-21, noon-3 pm  
Leedy Grange Hall  
835 NW Saltzman

Leedy Grange will hold the second annual Shortcake Social and Historic Photo Exhibit on Saturday and Sunday, June 20-21. Take a break from your busy weekend and join us for some old-time family fun.

Strawberry shortcake will be served in the dining room with luscious berries from Townsend Farms, Bob's Red Mill biscuits and real whipped Alpenrose cream—a local food lover's delight! \$3 for a small serving, \$5 large.

Captioned photos from the *Cedar Mill History* book will be on display in the main hall, with many of them enlarged courtesy of Portland Vital Signs. The company is owned by Nick Olson, one of the sons of the book's co-author, Nancy Olson.

Leedy member Mary Connors will be playing the piano and leading a singalong of old-time tunes in the main hall.

Proceeds from the FUNraiser will go to renovate the floor in the main hall. Built in the early 1900s for the Modern Woodmen, it was purchased by the Grange in 1913. Floor refinishing will begin sometime this summer.

Like Leedy, many Granges around the country have found themselves surrounded by urban development. There are not many nearby farmers, who made up the traditional Grange membership. Moving into the 21<sup>st</sup> century, support for the local food movement—farmers' markets, home gardening and food preservation—can be a way to make the Grange relevant again.

If you're interested in local food, joining the Grange can be a way to help promote it, learn more and get involved. Leedy Grange holds a regular monthly meeting on the second Saturday of each month, starting with a noon potluck that is open to anyone.

More information about Leedy Grange and the Grange organization will be available at the event, and on our website [leedygrange.org](http://leedygrange.org). Volunteers are needed to help prepare and serve shortcakes, if you have a little time to spare. Email Virginia Bruce with any questions: [vrb@teamweb.com](mailto:vrb@teamweb.com) or call 503-629-5799.

## Library News and Events

By Dawn Anderson

### Be Creative at Your Library This Summer!

Creativity is the theme of the library's annual Summer Reading Program for babies, toddlers, preschoolers, school age children & teenagers. At the Cedar Mill Library, sign-up begins Monday, June 1; at Bethany, children can start reading anytime, and sign-up will be available after the move to the new location.

Every reader and pre-reader who participates will be able to earn some great prizes, including a free paperback book! The Cedar Mill library display cases in June and July will showcase the prizes available to Summer Reading participants.

In addition, during the summer, both libraries are hosting performances by magicians, musicians and other creative performers. All programs are free of charge. Starting June 1, stop by the library or visit [www.cedarmill.org/library](http://www.cedarmill.org/library) for a schedule. For more information call Cedar Mill (503) 644-0043 ext. 112 or Bethany (503) 617-7323.

### Library2Go's New Features

Library2Go is an online service that lets you download audiobooks and movies direct to your computer or other digital devices, by using

your library card. And now, Library2Go has become even better! You asked for more control in how long you can check out an item. The new default lending period for Library2Go items is 7 days for both audio and video. However, you can choose a different check-out period if you like. For audiobooks: 7 days (default), 14 days; for WMV Video: 3 days, 7 days (default), 14 days.

You also asked to be able to rate titles in the Library2Go catalog, so now, you can. And other patrons will see them! Patron ratings range on a scale of 1-5 stars.

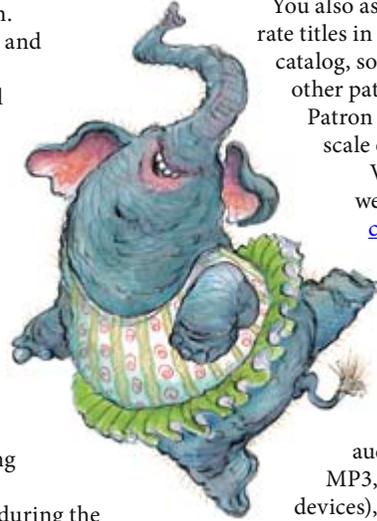
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audio books to your MP3, (including Apple® devices), or burn onto CD for listening on-the-go.

### Kindergarten Here I Come!

In this workshop for parents you will learn strategies for fostering your child's school readiness, while focusing on the "whole" child. Leave with the simple tools and know-how for helping your child make a smooth transition into Kindergarten. Presented by Gina Smith, Kindergarten Teacher, Beaverton School District. Thursday, 6/18, 6:30-8:00 p.m. at Cedar Mill Library. No registration required



**Leedy Grange FUNraiser**

# Shortcake Social

Bring the whole family for an old-fashioned good time!

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**Cedar Mill  
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Photo Exhibit**



**Piano  
Sing-Along**

**Saturday & Sunday, June 20-21, noon-3 pm**  
**Leedy Grange Hall, 835 NW Saltzman**  
(at the Saltzman entrance of Bales)

# Sunset High will get an additional crosswalk

Washington County will receive Federal Economic Stimulus money to install solar-powered "School Speed 20" lights at 15 schools throughout the county. Due to high traffic volumes and ongoing pedestrian safety concerns on Cornell Road in front of Sunset High School, it will be a high-priority location.

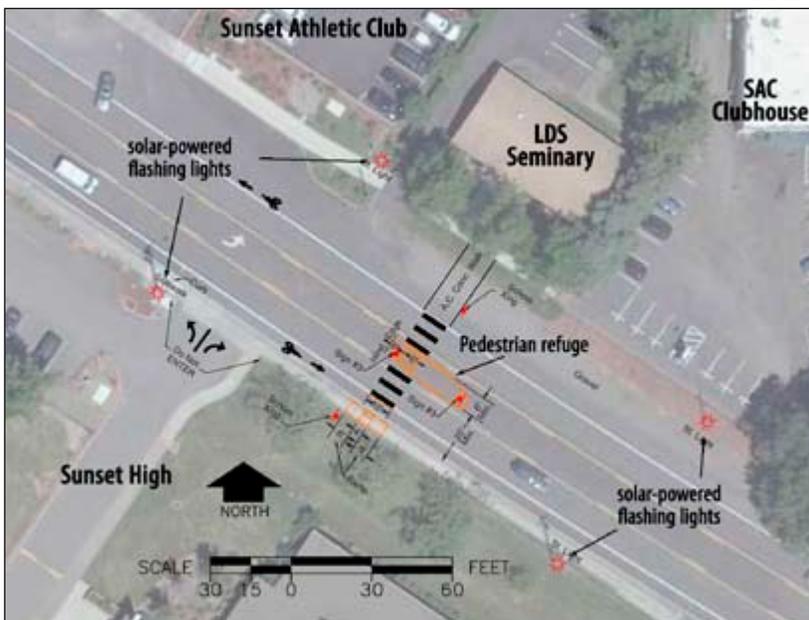
As an add-on to the Cornell-Murray improvement project, the county will also install a raised concrete median "pedestrian refuge" in the center lane and a marked school crosswalk with signs and pavement markings. Considerable savings will result in combining this work with the existing project. The median work should be completed by the end of August but installation of the flashing lights may not be completed until after school starts.

County traffic engineers, local business owners, school representatives and others gathered in May

during one typical school day. About 150 of these students were crossing in the unprotected area near the LDS Seminary and the Sunset Athletic Club. Some of the students could be seen running and darting between vehicles during peak traffic congestion. There have been a number of injury accidents at this location, which makes it a priority for the county.

The speed zone on the west end of the school (adjacent to the sports field) will be shortened by approximately 600 feet once the flashing lights are installed.

Currently, the 20 mph speed zone on Cornell is in effect during all school hours. When the flashing lights are installed, Oregon



parture times through out the day. Washington County has discussed these non- standard times with the Oregon Department of Transportation and received approval for the lights to flash for extended times, possibly up to six hours.

An added benefit of the new school flashing lights will be that they are controlled by a pager system and can be reset on very short notice for changes in arrival departure times due to weather or other conditions. The county will work with both the school and the LDS Seminary to provide adequate coverage for their scheduled classes each year when it is demonstrated that students are arriving and departing for classes at these facilities.

The concrete median island will shorten the available space where vehicles turning left out of the Sunset Athletic Club (SAC) driveway can take refuge. This may slightly increase the wait to turn left during

peak traffic hours, but the impact should be minimal

The county says that in order for these improvements to be effective, they must be accompanied by a pedestrian education campaign for the students and enhanced enforcement of both vehicle and pedestrian laws by Beaverton Police and Washington County Deputies.



Students often dash through traffic at this location. Photo by Neil Hefty

to discuss the proposed project. Attendees saw a short version of the video taken on May 5th, 2009 showing students crossing Cornell Rd near the center school driveway (shown in the aerial diagram). Actual pedestrian counts for the entire school zone show approximately 600 students crossing Cornell Rd between 7:00 AM and 4:00 PM

law requires that they operate "only at times when children are scheduled to arrive at or leave the school." Normal hours of operation for school flashing lights in Washington County are 30-35 minutes in the morning and again in the afternoon, which covers standard arrivals and departures. Sunset High has varied arrival and de-

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## Bonny Slope school gets a weather station

Bonny Slope Elementary School fourth grade teacher Jon Epstein has always been interested in weather, and was trying to figure out ways to share this interest with his students. He knew that, "real



connections between content and students' lives enhance and deepen learning. Weather is pretty well connected already, but I thought there was an opportunity to do something special. The Bonny Slope Community Organization (BSCO) is very supportive of educational enrichment and has a grant program that allowed us to pursue an option of a weather station we could put on the web in real time."

Last January, he began to do the research to write the grant application, which was approved. They purchased a Davis Instruments Vantage Pro2 Weather Station,

and he and Spanish/Tech teacher Kris Taft and the custodians Steve, James, and Marvin installed it on the school roof.

The weather station is connected to the internet via the Beaverton School District web server. After installation, he says, "It took a couple weeks to work through technical issues in the school district to get the data sent out to the web. We've got a few improvements planned this summer like a taller pole and some guy wires for greater stability in winter storms."

Four or five other classrooms at the school are using the weather data in their lessons. Jon says, "Just today I was teaching a lesson about 'rate of change over time.' It's kind



Bonny Slope custodian James Mason, teachers Jon Epstein and Kris Taft work on getting the orientation for the wind vane correctly sited towards north during installation of the weather station. No, that's not snow, the school roof is white to reflect heat.

of abstract stuff for fourth graders. but they can easily get that it seemed to get much hotter faster yesterday than it did today—and they have the data to graph and back it up."

And of course, there are kids who, as a result of this program, will get inspired (or deepen their inspiration) in science and math.

The Bonny Slope weather station is connected to the internet through a program of the Weather Underground, which has developed the world's largest network of personal weather stations (almost 10,000 stations in the US and over 3,000 across the rest of the world). It's available on the Mr. Epstein's web page (teach.beavton.k12.or.us/~jonathan\_epstein/) and is now also on the Cedar Mill News home page ([cedarmill.org/news](http://cedarmill.org/news)), along with data from another personal weather station in Terra Linda. Clicking on the image takes you to the Weather Underground statistics page that gives full details and history. Check it out!

## Scouts collect old flags for retirement

Boy Scout Troop 208, in partnership with the American Legion, is offering to collect old or worn out flags for respectful retirement. If you have a flag that needs replacement, bring it to the Cedar Mill Farmers Market on Saturday, June 6 between 8am and 1pm. A limited number of new American Flags will be available. The Cedar Mill Farmers Market is located just west of Murray on NW Cornell Road.

Troop member Adam Rosencrans reminds us that the current US flag, with thirteen stripes and fifty stars, has been in use for fifty years this July 4<sup>th</sup>. When a flag is worn and old, it should be retired through a formal burning ceremony. There are only two groups in the entire

world allowed to retire a U.S. flag; the Military and the Boy Scouts of America. Troop 208 Boy Scouts will perform flag retirement ceremonies at campouts during the year.

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## North Bethany Expansion raises many questions

by Bruce Bartlett, CPO 1 Chair

When I started being involved in land use activities in 1981, Oregon's land use laws seemed like a straightforward system to accommodate a growing population in an orderly manner. However, as cities and counties in our region grapple with creating communities from the ground up (literally), the laws have proven to be basically resilient but the situation has become a tangled web—a multitude of competing interests and outdated

the county paying for new infrastructure, whether they directly benefited or not. The same essential situation exists for schools too.

In part, the dilemma is caused by Washington County's reasonable policy of not funding urban services that are not available to all residents of the county, with the expectation that cities would be formed or expanded to provide those urban services ("County 2000" plan). It is a solid, well thought-out policy but it has not been fully implemented.

the strong likelihood of another doubling of the population by 2030. It makes sense to try to plan for this. Let's look at the situation in North Bethany.

### 1998 and 2002 Urban Growth Boundary expansions

In 1998 about 100 acres were requested to be added to the UGB on NW Springville Road adjacent to Portland Community College's Rock Creek Campus. The proposal for the Arbor Oaks development was very contentious—it was

minor roads, 35 acres of parks and trails, retail shops, office space and more. (See April CM News)

The Arbor Oaks residential development was originally approved shortly after the first UGB expansion in 1998. Its master plan (phases 1-3) has been included in the proposed North Bethany master plan. Arbor Oaks phase 1 includes 162 single-family detached residential lots and provides access to the Springville School site along the northwest edge of the property. Future phases of the master-planned community include additional single-family detached



Panoramic view of North Bethany from Brugger Rd. looking south. THPRD sports facility at far right, Arbor Oaks center right. Photo by Neil Hefty

assumptions compounded by the exponentially increasing cost of providing needed infrastructure.

Nothing exemplifies this better than the process by which many of the lands brought into the Urban Growth Boundary (UGB) are being planned for development. Washington County was given the responsibility of building communities on 800 acres in North Bethany, and 400 acres in West Bull Mountain, while Clackamas County got responsibility for 12,000 acres in the Damascus areas and Multnomah County/Portland got responsibility for a frustratingly small 160 acres in Bonny Slope. Each of these areas has their own story—and none are pretty, or successful at this point.

When the population was small, growth just seemed to fit into the overall picture and its costs were obscured. Early on, the county approved any development for which critical services (water and sewer) could be provided by the developer. Roads were generally not an issue and from the start, development never fully paid for its transportation needs. This is a key fact to understand. We have always been in a "catch-up" mode. The funding to create or expand major regional transportation routes has been historically addressed through general funds or levies with all residents in

Urban developments have never been required to be part of a city to be built, and a huge urban unincorporated area (UUA) has resulted. When the UGB was established in the early 1980s, land far from city boundaries was included. In order to accommodate the property rights of the owners, development was not blocked if critical services could somehow be provided. Now, if the UUAs were to be incorporated into a single city, it would be the second largest in Oregon with a population of over 220,000. This is hardly the result of a set of well-executed land use laws and county policies.

Special service districts were formed in the UUA to provide water, sewer, schools, parks, road maintenance and public safety. While these service districts can levy taxes to cover operating costs, the impact of growth often requires an additional tax to be levied for capital expansion. This is particularly true of fire protection and schools. Without serial levies and bond measures, no more schools or fire stations would be built.

Oregon's population has increased rapidly in the last 50 years, with Washington County leading the way. Starting with a population of about 50,000 in 1950, the county now has over 550,000 people. Recent projections by Metro indicate

approved but then appealed and remanded back to Metro. That same land was brought into the UGB in 2002 as part of the 800 acres now called North Bethany. At the time, Beaverton and the county had an intergovernmental agreement (IGA) that Beaverton would draw up the master plans, provide the permits, and ultimately annex it. Three years of legal battles followed. In September 2005, the Oregon Court of Appeals rejected a challenge to its inclusion and cleared the way to transform North Bethany from rural landscape to a densely developed "Urbania". With the coincident, colossal failure of the Beaverton Annexation Plan in 2004/2005, Beaverton was removed from the Bethany planning effort and the county became the owner of the process.

About this time, Metro instituted a development application fee surcharge to provide funding to plan the 2002 UGB expansion areas. Using this money, the county's Land Use Planning Division went to work bringing together all the stakeholders in the area: property owners, developers, citizens and service providers. After a three-year process, the area has a draft master plan that is approaching approval. The plan includes housing for 10,000 people, new major and

housing and higher-density multi-family housing.

### Providing services

The Beaverton School District (BSD) has nearly completed construction of Springville School which will open in September 2009 with room for 725 students. Note that the money to build the school was provided by the \$195 million bond measure voters approved in 2006. Initially, it will provide classes for K-5 with additional grades added each year until it includes K-8. BSD Information Officer Maureen Wheeler commented, "We did consider not opening it to save money in this year of tight budgets, but plans are far enough along that we are going to open the school. We need to provide relief to some of our northern schools like Jacob Wismer that are already overcrowded."

Tualatin Hills Park & Recreation District (THPRD) constructed a large sports complex on the east end of the PCC property to serve both PCC students and existing park district residents. Additional field space will need to be acquired and constructed to serve the need of future North Bethany residents. THPRD System Development Charges (SDCs) to be collected should be adequate to cover these costs.

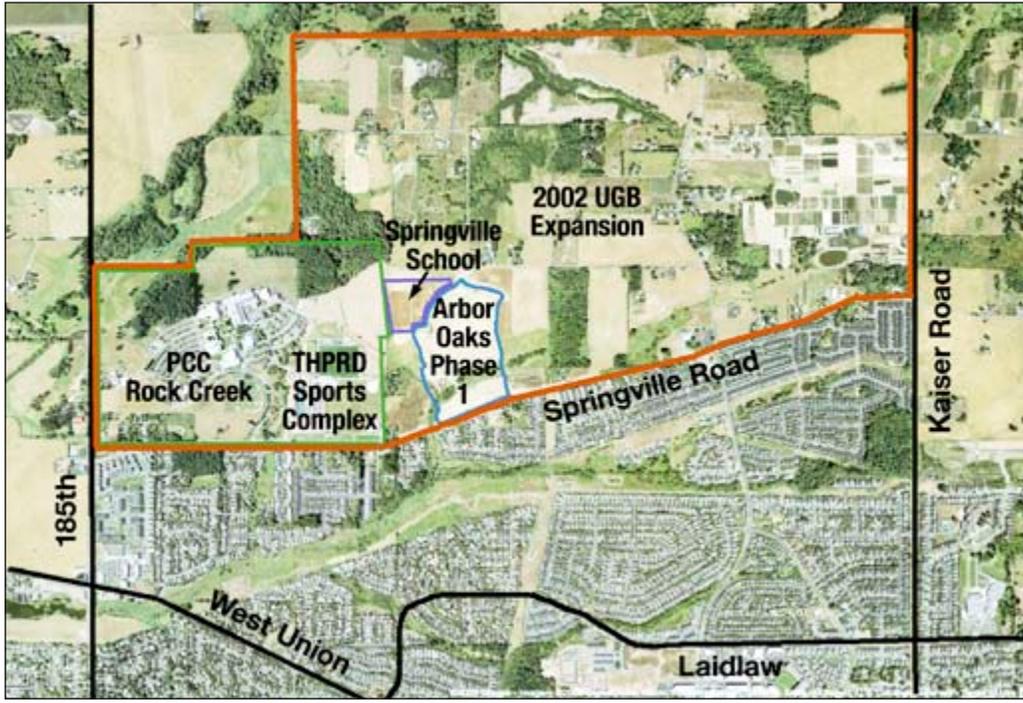
The county's current plans call for North Bethany to be integrated

into the Bethany community, which is governed by Washington County. Special service districts, such as Clean Water Services, THPRD, Tualatin Valley Fire and Rescue and the Tualatin Valley Water District will provide many services.

**Transportation—inside and out**

Most commuters who will call North Bethany home are expected to head west and south to jobs in Beaverton and Hillsboro, but some will head east on NW Springville Road or north to NW Germantown Road and then east on their way to Portland. Cornelius Pass Road is also part of the affected transportation system and is in danger of serious failure. (Trucks hauling hazardous materials—gasoline and other chemicals—are prohibited from using Hwy 26 out of Portland due to the tunnel and Hwy 217 is off-limits, so this forces tankers to use Cornelius Pass Road instead—as if it was safer!)

Multnomah and Washington County have no plans to improve those “back roads,” said Carl



commodate new traffic heading east on Springville.

**Who pays?**

Planning for new urban areas at this scale is unprecedented in the county, and the current funding structure to pay for new growth does not meet the needs. For North Bethany, a new approach was deemed necessary, and Washington County’s Board of Commissioners has said they will only consider a land use master plan if it comes with an adequate companion finance plan.

Developers, who have been accustomed to paying more like 20% of the infrastructure costs of growth, are expressing skepticism that they can develop under these conditions. At the Stakeholder Working Group in February 2009, a presentation was given by a developer consulting group stating that the funding strategy, “Would leave a negative residual value for land; there would be no viable way to develop and sell competitive homes under this structure; and that the highest and best use of the area would be agricultural.”

roads—current and future residents will either deal with major congestion or else all the county taxpayers will pay from road funds.

The Washington County Planning Commission will hold hearings beginning in July, and the Board of Commissioners will hold hearings beginning in mid-August to approve the North Bethany master plan. More information about the plans and procedures is on a county website at [bethanyplan.org](http://bethanyplan.org).

Going forward, the Urban/Rural Reserves study process is identify-

the developers and new residents.

Reductions of financial responsibilities are being considered: a delay in implementing the new Transportation Development Tax is proposed; some North Bethany developers want to be excused from paying their full share of various SDCs; and developers could be excused from paying for “off-site” improvements to the roads that people will be using to get in and out of the area. This last item reflects the traditional

system of improving



Springville School and the partially-completed Arbor Oaks subdivision, as seen from the THPRD sports complex.

Springer, a principal with DKS Associates, a road consultant for North Bethany. Springville Road, already a key east-west road that separates Bethany and North Bethany, is expected to expand from two to five lanes. NW 185th Avenue also is planned to become five lanes as far north as Springville Road. That intersection would need to be realigned slightly north to ac-

The funding strategy currently being considered for North Bethany requires developers to pay for approximately 66% of on-site project costs, and future residents of the North Bethany area to pay for approximately 33% of costs as part of a proposed “community service district.” A survey of county residents shows there is adequate support for this overall funding strategy.

It’s estimated that these charges will amount to \$64,000 per home constructed whereas developers currently pay about \$17,000. The overall cost of infrastructure would be more like \$90,000 per home. Our State Representative Mitch Greenlick, who sits on the House Land Use committee, said he thought the total could be more like \$200K per home if the true costs were born by

ing those lands which will be developed at some point in the future (Urban Reserves) and those lands which will always be undeveloped (Rural Reserves). Hopefully this process will finally create a landscape that enough county residents agree on so that the proper funding mechanisms can be created to deal with the flood of new residents coming our way.

## Beaverton now offers traffic school alternative

Qualified drivers who have received a citation for a moving violation—not involving an accident—will have the opportunity to complete a traffic safety education program and have the charge dismissed, under the City of Beaverton’s new traffic school diversion program.

“The goal of traffic school is to improve public safety by motivating

those who have received citations to become safer drivers,” said Mayor Denny Doyle. “Beaverton’s new traffic school option will give drivers the opportunity to change their driving habits.”

Drivers are eligible for consideration for traffic school if all of the following apply: Cited for a moving violation that does not involve an accident; the driver has no previous

moving violation or traffic crime convictions within the last two years; the driver has not participated in a Traffic School Program in the last two years; he driver holds a valid non-commercial driver license or permit; the driver meets eligibility requirements set forth by the Court as determined at the Court appearance.

Those drivers who volunteer for

traffic school agree to plead guilty or no contest, complete a traffic course from the list of approved schools within 60 days, and pay a traffic school fee to the court (instead of the base fine) that is equivalent to 75 percent of the base fine. When those conditions are met, the charge will be dismissed and will not appear on the driving record. Please call (503) 526-2290 for information about the Beaverton Municipal Court, approved traffic schools, and the traffic school diversion program.

## Bales shopping center will get exterior upgrade



Now that interior updates are well underway at Bales Marketplace, the exterior of the center will get a face-lift and some improvements as well.

Ryan Egge, of Bales Property Management, says that the entire center will be “warmed up” with cedar siding and new colors. The work may begin by next month.

Structural improvements will include a wider main entrance, and a windscreen in front of the west

entrance, which often suffers from chilly blasts in winter. They are also going to tuck the rain drains behind the masonry columns to protect them from getting smashed by cars.

New lighting will be installed. A metal mesh background will be added to the logo sign, and a Starbucks sign will be added.

Later in the summer, work will begin on the new exit onto Dogwood, which was part of the

deal enabling the new Dogwood stoplight on Saltzman. The exit will slope gradually up from the location of the grassy median and flatten out at street level. The new exit will be right-out-only, to serve people who want to go northbound on Saltzman. The existing driveway from Saltzman will become right-in, right-out because the Saltzman road project will include a median that will prevent a left turn.

## OASIS seeks seniors for tutoring

To find out how you can provide much needed academic support to our schools, attend an informational meeting to learn how the OASIS Intergenerational Tutoring Program helps students become more confident learners.

Two sessions are scheduled this month: at the OASIS conference room located at Downtown Macy’s 4th floor on Thursday, June 25 from 1:00-2:30; and at the Beaverton Library, 12375 SW 5th Ave., Beaverton, on Tuesday, June 30 from 1:00-2:30.

For more information call 503-241-3059 or 503-833-3636.

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## Cedar Mill Park Concert will feature two bands

Mark your calendar for August 6, the date of the sixth annual Concert in the Park, presented by Tualatin Hills Park & Recreation District. Bring your family and meet your friends and neighbors to enjoy an evening of music, food and fun. The concert runs from 6-8 pm at the park adjacent to Cedar Mill School at 10385 NW Cornell Road.

Trashcan Joe, the band that

entertained us in 2005, returns this year. They play original tunes, classic standards from early jazz and blues, movie theme songs, and swing on a variety of handmade instruments including the "Trashcanjo," a banjo made from the lid of a galvanized trash can. Visit their website at [trashcanjoe.com](http://trashcanjoe.com) to get a sample.

They'll be joined this year by Stolen Sweets, a swing combo with tight vocal harmonies styled after the popular 30's band, The Boswell Sisters. Samples of their tunes and more information about the band is at [stolensweets.com](http://stolensweets.com).

Bring your picnic, or purchase food at the event. The Cedar Mill Business Association will again sponsor a Passport Contest encouraging you to visit the community partners' booths by awarding gift basket prizes to folks who turn in passports stamped by each booth.

New this year will be the opportunity to use the new trail that is being built from 107<sup>th</sup> to the park. And as in the past, parking will be available at the Cedar Mill Bible Church parking lot with a shuttle bus bringing folks to and from the park.

Updated information on the concert is at the THPRD website at [thprd.org/events/event.cfm?id=273](http://thprd.org/events/event.cfm?id=273)

## Urban Road Maintenance Advisory Committee seeks members

Washington County's Board of Commissioners has created an advisory committee for the Urban Road Maintenance District (URMD). The URMD collects taxes and maintains roads within the county's large urbanized unincorporated areas, which includes most of Cedar Mill.

The committee will advise the Board of Commissioners and county staff on matters related to road maintenance provided by the URMD. They will review and make recommendations regarding service levels and annual work programs, assist in evaluating the cost effectiveness and efficiency of URMD, and advise on continuation of URMD and/or other long-range funding opportunities for road maintenance.

If you are a resident of URMD (check your property tax bill) and would like to be involved in evaluating and planning for road maintenance, contact Victoria Saager, Public Information Office, at 503-846-7616 or by email at [Victoria\\_Saager@co.washington.or.us](mailto:Victoria_Saager@co.washington.or.us)

*Freecycle, continued from page 1*

Part of the beauty of the system is that the receiver generally comes to pick up the item, no matter how large or small. So not only does it not have to go to the dump, you just set up a time and someone comes and gets it. Some posters just put the item out on their porch or driveway so they don't even have to be home when the receiver picks it up.

About the only problem anyone runs into is with people who don't pick things up after they promise to. But often you'll get backup "takers" and you can contact one of them. Guidelines simply urge reasonable caution when offering things, but Fabricant doesn't recall ever getting complaints about serious problems.

Moderator Lori Buckner recalls that someone once gave away a car—it needed a new exhaust system. She got an electric wheelchair that just needed a new battery. The strangest thing she recalls was a backyard full of Elephant garlic!

People post everything from scrap metal and recyclable cans to furniture, appliances, home décor, clothing for kids and grownups, auto parts, power tools—some working, some not. Not everything gets taken, and you're free to re-post an item if it doesn't get any interest after a few days. I was able to recycle a whole yard full of scrap lumber—several people came and hauled it away to dry out for next winters' firewood. I also gave away a lot of catnip plants that just sprouted up in my garden.

To get in on all the goodness, go to [freecycle.org](http://freecycle.org) and type Washington County, Oregon into the search box. You'll need a free Yahoo account to join, but that's easy to accomplish and carries no penalty of unwanted email or other unpleasant consequences.

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## Paintedfrog Studio

Signs, continued from page 1 signs and signs for sports teams. "We don't make a lot of money on those jobs, but we often get great referrals from those people, so we never consider anything to be too small," says Sandi.

Scott adds that 30% of their clients produce 70% of their revenue. He enjoys crunching numbers to keep track of the business. He says that 80% of their business comes from repeat customers or referrals, with 10% from their website (impact-sign.com) and 10% walk-ins who noticed their storefront.

Most corporate customers provide computer files that are already complete designs. They do layout primarily for smaller customers, who come in with an idea or a drawing. "Most of the time involved in a job is in getting the design right," says Sandi.

Impact Signs uses a sign-business management software package called Cyrious SMS, that lets them keep track of invoicing and payments, employee time, customers' orders and information, and workflow. Photos of completed jobs are kept with customer records, and the software helps them keep track of seasonal orders so they can remind customers when it's time to order signs for seasonal events.

They have three regular employees. Sean Bucknam is the graphic designer. He uses a sign-industry-specific software package called Flexi-Sign Pro, which is quite similar to Adobe Illustrator, but has special output capacities that

work with the digital sign-printing equipment they use. He also orders all the materials used in the business. He keeps up-to-date on new materials and techniques with an array of industry publications.

He's been with the firm for nearly three years.

Jay Aubertin is their estimator and customer service representative, in addition to helping out with production duties. Originally from New Hampshire, he moved here so his fiancé could attend Oregon College of Art & Crafts. His father had a sign shop so he grew up in the business.

John Langston is the production specialist. He works three days a week and on-call if they get extra busy. Handling everything from lamination to hand-cutting of mounted signs, he's also an avid rock climber. He's going to be working full-time this summer at a camp for children, so the Proctors have just hired a part-time production assistant for the summer.

Sandi explains that this kind of flexibility is important to them in keeping their good employees happy. "We have a great crew now. In fact, things are working so well that Scott and I have been able to take some time off together in the last couple of years, because

we know the guys can handle things." But they do stay in touch via the internet when they're traveling.

They recently attended a big industry trade show in Las Vegas, and then stopped off in Denver to visit their daughter Pam, who just got married in February. Their son Kyle works for Intel and lives in nearby Orenco Station, and is planning to get married in September.

Scott and Sandi grew up in the same neighborhood in Beaverton and attended Vose Elementary, but didn't know each other. They first met at a frat party at University of Oregon, where Sandi got her degree in music education and Scott four years of business management. They moved back to this area and eventually built a home in the Spyglass neighborhood where they raised their family.

They print most of the signage that their customers need in-house, but they also use a few sub-contract suppliers who are happy to have Impact provide customer service. They've also recently added a line of promotional items that are available to order from their website. They're looking at adding programmable digital displays for on-site advertising. Sandi mentioned that they saw a new printer at the trade show that prints white, which would allow them to print on transparent materials.

Scott notes that the economy has affected them in slowing down the approval process. "Businesses are looking at every purchase more closely now," he says. He's also noticed slower payments, and a few clients have gone into bankruptcy. Half-a-dozen sign shops in the area



The Sol-Jet prints and cuts materials up to 54" wide



Sean Bucknam with two job-shadow students; Alina Lindsey from Century High and Victorial Galloway from Forest Grove High. Both students have parents in the design business. Hosting job-shadow students is just one of the many community support activities of Impact Signs.

have closed recently. "Our response is to stay active with our marketing efforts, community outreach, and fair pricing," he says.

They recently re-joined the Cedar Mill Business Association. "We're primarily a business-to-business company, so it's a great fit for us. We have no grand thoughts of expanding into other areas, we just want to be the first place our local businesses think of for signs," she says. "That means doing a great job for every customer, so they will give us their continued business and lots of referrals!"

Contact Impact Signs at 503-439-8347 or find them on the web at [impactsign.com](http://impactsign.com)



John applies grommets to a banner for Sunset High.

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## Volunteers needed to help build Cedar Mill Park Trail

The trail connecting 107<sup>th</sup> Street to Cedar Mill Park will be built this month, and volunteers are needed to help Tualatin Hills Park & Recreation District (THPRD) get the job done. See below for details.

The trail was initially planned when the Brady family sold their property to the district for an addition to the park in 2007. Their homesite was then re-sold to a family, while a narrow strip on the north side was retained for the trail. The remaining natural area expands the forested west side of Cedar Mill Park. Volunteers have been clearing ivy, blackberries and other invasives from the property.

The Brady Trail was used by generations of schoolchildren to get to Cedar Mill School, so it will be nice to have it functioning again. It also adds a wonderful connection for people who want a pleasant walk around the neighborhood. It connects with short on-street segments to Jordan Park to the north and Husen Park to the west. It's also going to come in handy for people who want to attend the Cedar Mill Park Concert in August.

THPRD staff are plotting the trail route, according to Bruce Barbarasch, Superintendent of Natural Resources and Trails Management. "We intend to do minimal if any excavation since this is a temporary alignment. We will build a small raised wooden section on the NW edge of the existing park to get through a shallow drainage area." The trail will avoid large trees and buildings, and will be a simple chip-surface trail. A more permanent asphalt trail, suitable for bikes, strollers and wheelchairs, will probably be built in the future when other improvements are scheduled for Cedar Mill Park.

Sign up to help with the trail-building on the website: [thprd.org/about/volunteer/environment](http://thprd.org/about/volunteer/environment)

[tal.cfm](http://tal.cfm). The project is scheduled for Saturday, July 18, but the date may be moved up. If that happens, you will receive email or phone notification. Please bring work gloves, a shovel and re-usable water bottle to drink from throughout the project. Refreshments and a water cooler will be provided!

## Sunset Swim Center celebrates reopening

THPRD officials will be on hand June 13 from 1:30 to 2 pm to celebrate the renovation project just finished at the 49-year-old facility. From 2-5 pm., Sunset staff will continue the festivities with free open swimming, games and refreshments. The outdoor wading pool will be open for children ages 6 and under.

"This will be a wonderful opportunity for us to recognize the patrons as well as the people who worked so hard on this project," said Sunset Swim Center Supervisor Margaret Keehn. "We're excited. The pool looks great."

The \$275,000 project kicked off implementation of the \$100 million bond measure that voters passed last November. Bourke Construction, a contractor for THPRD, repaired the air tunnel, which is located under the pool deck and encircles the pool.

## Cedar Mill Business Association 2009 Members

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