



FREE

Cedar Mill News

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Powers That Be

Planning in Washington County

By Virginia Bruce

When we have to sit in heavy traffic on congested roads, when we are dismayed by new houses crowding into established neighborhoods, when we watch our forested hills and valley farms overtaken by housing developments, it's tempting to blame the changes on county planners. After all, they are the ones who decide where roads will be built and they sign off on development applications, right?

It's not that simple. Density in our area is mandated by Metro. Each county in the region is given targets to meet in absorbing housing capacity for new residents, and providing land for industry and businesses. By increasing density



within the Urban Growth Boundary, Oregon seeks to contain urban sprawl and preserve farms and open land. A recent survey shows a high level of support for these policies statewide.

Community Plans set the zoning for various areas, requiring higher density near freeways, transit lines, and arterial roads. They also indicate routes for new roads. Those Community Plans were established in 1983 as the state began to implement Oregon's Land Use laws. They've never been amended in any significant way since then, and the zoning—how many dwellings-per-acre, what types of commercial or industrial development can go where—hasn't changed at all since those days except around the Town Center areas.

As new housing developments
Continued on page 6

School District proposes plans for Timberland site

In 2003, The Beaverton School District (BSD) acquired an 18-acre site in the middle of what was then the Teufel Nursery. Budget constraints prevented the district from developing a school on the site, as the Timberland neighborhood was developed around it.

A Bond Community Involvement Committee has been meeting to make recommendations to BSD on a proposed \$680 million ballot measure for the May 20 election. The proposed bond would provide new capacity, carry out modernization projects for existing schools, and upgrade technology.

One project in the New Capacity segment of the proposal is a middle school on the site, but it will be

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Area 93 now part of Washington County

On New Year's Day 2014, the Multnomah-Washington county boundary changed, bringing "Area 93"—160 acres of land along the western slopes of the Tualatin Mountains—under Washington County jurisdiction. This change marks the first adjustment of this scale to the counties' shared boundary in the 160 years since the border was established.

The boundary change concluded a notable process of multi-jurisdictional cooperation involving state, regional and county officials working together with local property owners and neighboring communities. The process began in

2002, when regional and local governments made the collective commitment to add more than 20,000 acres to the urban growth boundary (UGB), including [Area 93](#).

Because it was too far away from the Portland city bound-

ary, and would be separated by a Rural Reserve corridor for at least 50 years, and because Multnomah County "doesn't do planning," there was no jurisdiction to guide the necessary oversight to develop it as an urban area.

District 2 County Commissioner Greg Malinowski says that he and the other commissioners are committed to making developers and future homeowners pay most of the cost of the needed infrastructure—roads, sewers and drainage, and water. Currently, around 70-80% of the cost of new development is paid for by taxpayers, despite widespread concern that rapid growth is nega-

tively affecting our quality of life.

He says the planning will start with a [proposed plan](#) that was developed for the area in 2009, before Multnomah County determined that they couldn't serve the area. That plan was developed through a public process, and included a mixture of densities and housing types. "We are not like Multnomah County, though," he says. "They required more undeveloped land and weren't going to allow development on steep slopes."

Half-acre lots were mentioned during the early days of the transfer discussions, but Metro, the regional agency that manages growth, is unlikely to accept such low density, and Washington County has no zoning category for that—the least-dense county zoning is 5-6 lots per acre.

Currently, about 65 property owners have about 75 taxlots in the area. Some of those are long-time family residences that will be unlikely to redevelop. Some of the properties were bought after the area was brought into the UGB in anticipation

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Officials from both counties, along with state legislators and others, celebrated moving the county sign during a ceremony on January 6.

Cedar Mill Business Roundup

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 info@cedarmillnews.com

Child's Way Preschool/Kindergarten

A Child's Way was established in 1982 and has been in its current location for over 20 years. It has been nationally accredited by NAEYC since 1997. The developmentally based curriculum utilizes a multi-sensory, hands-on approach to learning. It is planned around the whole child, which includes Social-Emotional, Cognitive (Language, Math, & Science), Small Motor/Large Motor and Creative development. The daily



schedule includes choice time, circle time, small/large group activities, snack, story, and outdoor time. Each class has two teachers.

A Child's Way will be hosting a Parent Information Night for those interested in the school on Thursday, January 16, from 7-8:30 pm. It is located in the Cedar Mill community at 12755 NW Dogwood Street, Portland (Christ United Methodist Church). During the Parent Information Night, parents will have the opportunity to visit classrooms, meet teachers, listen to a presenta-

tion on curriculum, and complete an application for the New Family Lottery. The New Family Lottery will run from January 16-21.

In the 2014-15 school year the following classes will be offered: Two's and Parents, Pre-3's, 3's, Pre-4's, Pre-K 3 day, Pre-K 4 day, and Kindergarten. All are welcome to attend. You may call the school office at 503-644-8407 or visit their web site at www.achildsway.com for more information.

Resolving to Get Organized?

NW Organizing Solutions knows that getting organized is one of the top five New Year's resolutions. Why? When things are organized, our lives have less chaos and stress. It saves money and frees up more time to enjoy life.

NW Organizing Solutions has several resources to help you achieve that resolution. This year their free e-newsletters will address organizing a different area of the home each month. Sign up to receive the newsletter at www.nworganizingsolutions.com.

They are also offering a "New Year's Resolutions" special. Schedule two three-hour sessions in January with Professional Organizer Beth Giles and receive the last hour free. Contact Beth at 503-709-0791 or beth@nworganizingsolutions.com to get your hands-on appointment scheduled and make it a truly happy new year.

Yoga for new moms

New mothers often find conflict when trying to find a moment for themselves, but need time to restore mentally, emotionally and physically. Yoga is here to help! This 2-hour postpartum workshop with Sally Hoelsing, RN will offer poses to relieve the "mama posture," rediscover your pelvic floor, understand *diastasis recti* and discuss postpartum depression. Come together to share yoga and the experience of motherhood with your fellow moms! This workshop is open to women through the first year of the postpartum period. It will take place on Sunday, January 26 from 1:30-3:30 pm and is only \$30.

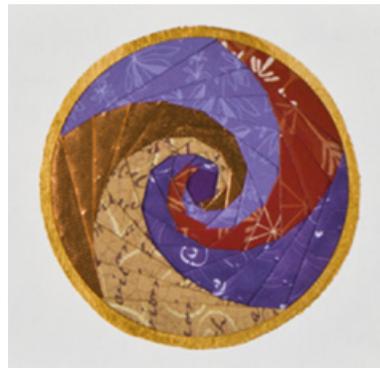
Sunset Yoga is offering free introductory yoga classes for everybody from January 6-12. Those new

to Sunset Yoga Center can choose from Level 1 and Gentle classes to get started on the road to health!

Village Gallery News

The featured artist this month is Marilyn Davis, January 7-31. Artist reception: Saturday, January 11, 2-4 pm. She has many watercolor paintings on canvas and paper and has combined her love of watercolor painting and texture by painting on canvas and adding hand-painted papers to traditional watercolors to create the look and feel of collage. Visit her website www.marilynda-visart.org.

Face Behind the Artwork: Village Gallery introduces this new quarterly event for 2014, free and open to the public. It's on Saturday, January 18, 1-3 pm. Patti Isaacs will be demonstrating Iris Paper Folding at the gallery. Learn the beautiful paper crafting technique of folding strips of colored paper to form a design. The center of the design is reminiscent of the iris of an eye or a camera lens. Patti Isaacs



One of Patti Isaacs' folded paper pieces

has been creating Iris Fold cards and framed wall art for more than nine years. Visit her website www.pattiisaacs.com.

Featured Workshops:

Mary Burgess -Ukrainian Egg (Pysanky) Decorating: Saturday, March 1, 10 am-3 pm, \$50 includes tools and supplies. Ages 15-adult.

Learn how to create beautiful intricate patterns on egg shells using a wax resist method in the traditional Ukrainian way. Egg shells are waxed and dyed using a kistka, a special waxing tool used to "write" patterns on the egg. Colorful dyes are applied in succession for a dramatic effect. Linda Rothchild Ollis-Acrylic Potential-Transparent and

Opaque: Monday, March 10, 9:30 am-12:30 pm, \$60 includes supplies. Ages 16-adult.

Are you ready for a new approach to awaken your painting potential? This class starts with a step-by-step process and completed painting by the instructor; students then create their own with supplies and tools provided. Visit her website www.lrothchildollis.blogspot.com.

For more information: Please call the Gallery at 503-644-8001 or visit their website www.villagegalleryarts.org for additional information about membership, classes and specials.

Refinish First Earns Angie's List Award

Refinish First LLP has earned the service industry's coveted Angie's List Super Service Award, reflecting an exemplary year of service provided to members of the consumer review service in 2013.

"We are very pleased that the first year that we were eligible, we actually were able to obtain the award," says the owner, David Luton.

"Although we are going into our third year of business, we didn't qualify for 2012. I am very proud of our team. We have worked hard to make our customers happy, and that is very rewarding in itself, but this award—it's like the cherry on top!"

Only about 5% of the companies Refinish First competes with in Portland/Vancouver metro are able to earn our Super Service Award," said Angie's List Founder Angie Hicks. "It's a mark of consistently great customer service."

Super Service Award 2013 winners have met strict eligibility requirements, which include an "A" rating in overall grade, recent grade, and review period grade; the company must be in good standing with Angie's List, have a fully complete profile, pass a background check and abide by Angie's List operational guidelines.

Refinish First LLC offers homeowners a way to refresh cabinets and woodwork with new finishes—paint or stain—or new facing, to make rooms look new again at a fraction of the cost of new cabinets. Contact them at 503-522-6188 or visit the website at www.refinishfirst.com.

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the January Series

Listen | Learn | Discern

Thought-provoking January Series returns to Oak Hills Church

For over two decades, Calvin College, a mid-sized liberal arts college in Grand Rapids, Michigan, has been producing the award-winning January Series, a set of 15 talks presented by speakers from a variety of national and international points of view.

This year's speakers include Senator Olympia Snowe—Fighting for Common Ground: How We Can Fix the Stalemate in Congress; Bill Rasmussen: Channeling sports: A Conversation with the ESPN founder; and Linda Smith—Renting Lacy: A Story of America's Prostituted Children. For more details and a schedule, visit calvin.edu/january/2011.

The goal of the January Series is not to instruct the audiences in what to think, but how to think! In addition to the thousands of students who attend the talks on campus, there are 44 remote sites hosting a live webcast.

The speeches are presented live on 15 days from January 8-28, 9:30-10:30 am at the Oak Hills Community Church. Admission is free, refreshments are served, and childcare is available on request.

Rock the Grange!

Come to Leedy Grange Hall on Saturday, January 18, for a rock'n'roll dance party with live music provided by the "1WiRe Band," a local group playing classic Rock and Pop from the 60s, 70s, 80s, 90s, and today.

Music will begin at 8 pm. Admission is free. Light refreshments will be provided, donations to cover the cost of refreshments are welcomed.

Legislative Town Hall

Meet our two local state legislators at an evening session at the Cedar Mill Library upstairs meeting room, on Tuesday, January 28 from 6-7 pm. State Senator Elizabeth Steiner Hayward and State Representative Mitch Greenlick will discuss the upcoming legislative session with constituents, answer questions and update us on recently-enacted state laws.

Local business owner and Oak Hills resident Sam Bosch and his wife Corinne brought the series to our area, which is the only Oregon location for the live telecast. After finding out about the possibility of the remote showings, they approached the Oak Hills Church, which gladly took on the project. One of Bosch's employees at Peregryn Financial Technologies helps with the technical aspects of the showing, which involves a projection screen and several internet connections.

The Oak Hills Community Church is located at 2800 NW 153rd Ave in Beaverton, just north of where Sunset Highway crosses Cornell.

Washington County Forum schedule

The Washington County Forum will offer several programs before they kick off the important elections season. Programs are recorded and available on YouTube.com and local cable access channel 21, Tualatin Valley Community Television, TVCTV.org. The group meets at the Peppermill Restaurant in Aloha, 17455 SW Farmington Rd. The upcoming schedule includes:

January 13—Aloha Library Presentation <http://alohalibrary.org>

January 20—Westside Cultural Alliance <http://www.westside-culturalalliance.org>

January 27—Washington County District Attorney Rob Hermann <http://www.co.washington.or.us/DistrictAttorney/meet-the-da.cfm>

February 3—TVCTV's Kevin Howard www.TVCTV.org

February 10 and 17—TBA (Helping Empower Youth will present February, 10 or 17: <http://www.heytogether.org>)

February 24—Washington County Auditor John Hutzler <http://www.co.washington.or.us/CountyAuditor/meet-the-auditor.cfm>

March 3—New Portland Community College President, Dr. Jeremy Brown <http://www.pcc.edu/about/administration/president>

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Senior Living Community Coming to Timberland

Rembold Companies, a local real estate development firm, is working with Ankrum Moisan Architects to create a senior housing community providing approximately

7th. Mike Miller, of MGH Associates, a land planning and engineering firm, introduced Kali Bader of Rembold, who described the com-

pany's experience building similar projects in the Portland area. The four-story building, still in the very early stages of design, will comprise approximately 161,500 square feet. The site slopes from north to south, and the development is designed to step down the hillside. The Memory Care section will include 16 apartments; approximately 41 apartments will offer Assisted Living; and approximately 89 apartments will provide space for Independent Living.

Current Timberland residents attending the meeting welcomed the 115 parking spaces proposed for the site, expressing their concern with



150 studio, one and two bedroom apartments, on a lot in the Timberland development north of Barnes Road in Cedar Mill. (Beaverton annexed this former Teufel property in 2004.)

The proposal was unveiled at a Neighborhood Meeting on January

Then Chris Dalengas of Ankrum Moisan presented his firm's vision for the community. "We looked at the site, and realized that we had a chance to offer an attractive view to the south for our residents. We

pany's experience building similar projects in the Portland area. Then Chris Dalengas of Ankrum Moisan presented his firm's vision for the community. "We looked at the site, and realized that we had a chance to offer an attractive view to the south for our residents. We

scarce parking spaces already available for themselves and their guests.

Dalengas noted that Rembold has "an agreement to purchase the land from Polygon, but has not finalized the deal at this point." They would like to start building this summer, but the timeline is dependent on permits and other factors.

The location, directly across NW 118th from the now-developing commercial center, should make this an attractive place for seniors and their families. One of the neighbors noted that they would support improvements at the intersection of NW Cedar Falls and 118th, with crosswalks and possibly a signal to improve safety for all residents who want to walk to the shopping area. If Beaverton requires this, the developer believed it would be a good idea, also.

Free training on child protection

Child sexual abuse is a problem that has plagued us for decades. The overwhelming majority of child victims are abused by someone they know and trust, someone most parents would never suspect. No one can protect your children but you. Educate yourself and your family about child sexual abuse.

The Washington County Sheriff's Office, in partnership with Christ United Methodist Church, will offer a 90-minute seminar on recognizing the common characteristics and traits of child molesters. This class will be held on Thursday, February 6, 7-8:30 pm at the Christ United Methodist Church on NW Dogwood Street. Childcare will be provided.

The class will cover the following: Child sexual abuse defined; The extent of the problem; How child molesters select and engage their victims; The "grooming" process; The impact on victims and families; Why traditional prevention programs don't work; Better strategies to protect children.

This is not an easy topic for people to comprehend or talk about, but the days are over when child sexual abuse was a family secret. The organizers ask people to register prior to the event for planning purposes. Contact the Crime Prevention Unit at 503-846-2579 or e-mail Jessica at jessica_chandler@co.washington.or.us to reserve your spot.

Portland Police History program

The Beaverton Historical Society's January program will bring Jim Huff to present an overview of the Police Museum, a unique place and one of just a few in the nation. Jim will talk about a history of the Bureau starting in the 1820s, and will cover some of the highlights in law enforcement in Portland from 1851 to the present day. Learn about the City Marshals, Metropolitan Police Force, the Department and the Bureau, including: crimes, equipment, uniforms, innovations, stories and firsts.

Jim retired at the end of 2008 after a 33-year career with the Federal Government. He worked for the Forest Service, Park Service and the Bureau of Land Management as a wild land firefighter, fire tower lookout, personnel clerk, dispatch supervisor, law enforcement ranger and ended up as a regional law enforcement ranger over Oregon and Washington. Along the way Jim became a historian for the law enforcement program. He has been the museum director since early 2009.

The event will take place Tuesday January 14, 7-8 pm at the Beaverton History Center on SW Broadway Street. Admission is free and donations are welcome! For questions call (503)430-0106 or visit www.HistoricBeaverton.org.

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Garlic Mustard hits Cedar Mill

by Briita Orwick, Clean Water Services

The Tualatin Watershed Weed Watchers are enlisting area residents in the battle against a plant invader that is threatening the health of Cedar Mill Creek, Johnson Creek and nearby parks and waterways. An aggressive invasive plant, garlic mustard was spotted growing along the banks of Cedar Mill Creek last



First-year growth grows close to the ground. Photo by Nate Woodard

spring. The plant has been in Forest Park since the mid-1990s, where it has been difficult to remove. This sighting is the first that we know of in the Cedar Mill Creek area south of the Sunset Highway.

This plant is a serious threat to natural areas because it is so competi-

ve. Its roots exude a chemical that prevents native trees, shrubs and wildflowers from growing. This is bad news for the birds, insects and other wildlife that find food and shelter in a diverse mix of native plants.

However, thanks to early sightings made by botanists working in the Cedar Mill area last spring, we may have a head start on preventing this invasion.

We need your help!

Sign Permission of Entry forms: Clean Water Services will be sending Cedar Mill creekside residents Permission of Entry forms to sign in January. These forms allow Clean Water Services employees to survey and treat new plant infestations this spring when plants begin to show new growth. Please sign and return them early so we can plan ahead!

Recognize and report

Garlic mustard can be tricky to spot because its appearance changes over time. During the first year, garlic mustard grows close to the

ground with kidney shaped leaves forming a rosette. You might spot it as early as March. You can test your ID skills by tearing off a leaf to sniff. If it smells garlicky, you are on the right track!

In its second year, the plant shoots up, displaying a much taller stalk with sharply toothed leaves and small white flowers in late spring. Because a single plant can release thousands of seeds, it is important to report every sighting immediately at oregoninvasiveshotline.org, or by calling the toll-free number, 1-866-INVADER.

Attend the February workshop

The Tualatin Watershed Weed Watchers partnership involves the Tualatin Soil and Water Conservation District, Clean Water Services, Tualatin Hills Parks & Recreation District, and the Tualatin River Watershed Council in tackling invasive weeds in our county. The group will sponsor a workshop on invasive weeds at the Tualatin Hills Nature Park Interpretive Center on Millikan Way in Beaverton on Thursday, February 20th from 6:30-8:30 pm. No RSVP required. For more information, contact OrwickB@CleanWaterServices.org



Older garlic mustard grows tall and has white flowers. Photo by Glenn Miller, ODA.

At this workshop, Cedar Mill residents and others will learn how to be effective weed watchers by knowing what invasive plants to watch for and when, how to deal with them, what to plant instead, and how to report them so that they can be removed. Learn more about this and other workshops at <http://www.swcd.net/programs/weed-watchers>.

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Planning, continued from page 6 are proposed, they are required to meet the requisite density, with some subtractions permitted to allow for natural areas that have to be preserved for wildlife and water quality. Most developers prefer to build as many homes as they are allowed, to maximize profit.

The Community Development Code, a huge, ever-changing document with over one hundred individual “articles,” outlines the requirements and standards applied to development applications. Those standards include requirements laid out by Oregon State statutes and administrative rules, along with ordinances adopted by the Board of Commissioners. Each year, between March and October (Ordinance Season), several new or revised ordinances are brought to the Commission for consideration.

The Planning and Development Services Division (PDS) was created in early 2013, combining two of the county’s Land Use and Transportation (LUT) divisions: Long Range Planning, and Development Services. LUT Communications Coordinator Stephen Roberts explains, “This merger unified the department’s countywide transportation planning and land use planning coordination functions with the community planning, development review, building permitting and inspections (structural, plumbing, electrical and mechanical) and code compliance functions the department provides in urban unincorporated and rural areas of Washington County.” Former Principal Planner Andy Back was appointed to manage the new division.

The LUT staff has 22 employees with the word “planner” in their job title at this time. 21 of them are in the Planning and Development Services (PDS) division.

Current Planning, which deals with development proposals of all types, has seven planners. The

budget for CP comes almost entirely from the fees that are charged to developers. During the recession, when very little development was occurring, the staff was cut drastically.

Several of the Associate Planners on the CP staff are listed as Temporary. Roberts explains, “The temps are doing the same type of work the permanent Associate Planners are doing – primarily processing development casefiles. We’ve hired staff on a temp basis because we’ve been staffing up cautiously. The economic/development recovery has been somewhat uneven, so workloads have varied widely over the past couple of years. After having been through the difficult experience of laying off staff and reducing hours, we didn’t want to hire permanent staff only to find we need to reduce staff again.”

The Long Range Planning (LRP) group prepares and maintains the county’s planning documents and ordinances, including the Comprehensive Framework Plan for the Urban Area, the Rural/Natural Resource Plan, all Community Plans for urban unincorporated areas, and the countywide Transportation Plan. This is the group that has been working to update the 20-year County Transportation Plan. LRP funding comes from several sources, including the county’s General Fund and grants for work on specific projects (i.e. Aloha-Reedville). The Annual Work Program provides a venue for discussing workload priorities and staffing needs for that section’s work.

Roberts says, “We currently have 13 LRP staff with the word “planner” in their title – they include two Principal Planners (who oversee the Transportation Planning and Community Planning workgroups), as well as Senior Planners, Associate Planners, and Assistant Planners.”

“We’ve had some sharing of staff between LRP and CP in the past, but with the merger that created the

PDS division, staffing has become more flexible” Roberts notes. “That was one of the primary reasons for merging the divisions – to be more efficient and effective by sharing staff and other resources and being able to adapt to shifts in workload between the various workgroups more quickly.”

Open to interpretation

So with all these planners, and plans and codes with which to evaluate development proposals, why do we still get outcomes that make some of us unhappy? Local examples include the Shell station expansion on Cornell, that prevented good traffic circulation improvements, and the remodel of the new Walgreen’s building that used standing-wall exceptions to avoid meeting the town center codes.

Planning and Development Services Manager Andy Back provides some insight. “When developments don’t turn out the way the public expects, I don’t think that the problem is primarily a lack of resources or staffing in Current Planning. Its more a matter of what is specifically in the code or plan, and, to some smaller degree, how it is interpreted. In some places in the code and community plans, there is a lack of specificity. That makes it possible for reasonable people to come up with different interpretations when responding to different particular development applications.”

“The Draft Annual Work Program allocates LUT department resources. It is put together by Long Range Planning, with input from various sources, and then goes to the Board for their approval to release to the public. In the end, the Board adopts a final Work Program, and it’s a matter of what the Board wants to pursue.

“Making the code, community plans, and transportation plan more detailed and explicit would have to be part of the Work Program,” Back explains.

Loose regulations, open to interpretation, provide opportunities for those with short-term interests to shape the region in ways that do not serve the needs of current and future residents for coordinated transportation and development. We encourage the Board of Commissioners to increase their focus on long-term planning by directing resources toward enhancing the Community Development Code and finally updating the Community Plans in meaningful ways.



Sunset Athletic Club

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Middle School, continued from page 1 years before middle-school-age students will attend it.

The Timberland site will temporarily house students from the schools that are undergoing replacement. The construction work for each school replacement is anticipated to take one year. At the end of the series of replacement projects, the Timberland site school will become a Middle School, and will provide new capacity for approximately 1,100 students.

According to the information released with the proposal, in the 2013-14 school year, total BSD

middle school capacity is expected to occupy 91% of available middle school capacity. By 2020, projected occupancy rises to 98%. Additional middle school capacity is going to be needed between 2020 and 2025.

The committee report says, "This school is a critical component of the 2014 Bond because it will be used as a temporary elementary school for schools undergoing replacement construction. This project should be completed early in the Bond program in order to provide the temporary school space as soon as possible."

"The recommended program

will retain the current \$2.11/1000 bond tax rate that is in place in the District. Consequently, the \$680 million program will not result in an increase to the current tax rate paid by District residents and businesses. The Committee believes this is very important to the community."

District Superintendent Jeff Rose is reviewing the proposal, and will make his recommendation to the BSD board at their January 13 meeting. The full report is available on the BSD website: <https://www.beaverton.k12.or.us/district/bond-measure-information>

Cedar Park subdivision approval appealed

Last November, Washington County Dept. of Land Use and Transportation approved an application for a 56-lot subdivision

of that road is a narrow gravel drive that leads to the existing homes.

The application included a re-

processed as a type II HRV, is inappropriate for this type of request.

The group is also concerned about issues relating to the Significant Natural Resource areas in the properties. Developers propose to build on some of the "vegetated corridor" during Phase 1, and then "mitigate" that encroachment by restoring areas within the "open space" areas, much of which is covered with blackberry and other invasive plants.

Appellant Colin Carver says, "They claim to Clean Water Services that this is the only way they can meet minimum density (11.25 acres times 5/acre = 56 houses). The developers made no attempt to set aside any of the land from the density calculation, as is allowed for wetlands, SNR, or steep slopes. In my opinion, the pursuit of profit is displacing environmental concerns."

There will be an appeals hearing in the auditorium of the Washington County Public Services Building, 155 N First Avenue in Hillsboro on Thursday January 16th at 10 am. Members of the community may attend, and can sign up to testify.



in Cedar Mill, north of Cornell between NW 119th Ave. and NW 113th Ave. The subdivision, called "Cedar Park," was proposed by Westwood Homes LLC.

The subdivision consists of two segments, separated by a branch of Cedar Mill Creek and its steep and wooded banks. The western segment, Phase 1, would be built first.

The eastern portion of the subdivision, which would be built as Phase 2, would be accessed from NW 113th via an extension of Melody Lane. The existing western end

quest for a Hardship Relief Variance (HRV) to allow developers to reduce the usual requirement of a 22-foot-wide paved road to connect the subdivided parcels to NW 113th to an 18-foot-wide paved surface. The existing easement is only 20 feet wide, and the adjoining property owners do not want to sell a large portion of their front yards to make room for a standard-width road.

In early December, an appeal was filed by the Friends of Maple Hill Lane, a group of residents of the area, on the grounds that a HRV,

AARP Driving Class

The AARP will offer a Smart Driver Class on Friday, February 7 from 9 am-4:30 pm in the Upstairs Meeting Room of the Cedar Mill Community Library. The class will also be offered on May 2, August 1, and November 7. This is a one-day class with a break for lunch and only costs \$15 for AARP members and \$20 for others! They ask that you pay at the class and prefer a check made out to AARP. To register, call Tom Wilson at 503-286-9688 or email him at PDXCats@comcast.net. For more information visit www.aarp.org/drive.

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Area 93, continued from page 1 of future development. A few new homes have been built as replacements under Multnomah County jurisdiction. And some of the long-time landowners are looking forward to selling their land for homes.

One big question is whether a north-south road will be constructed to link Laidlaw with Thompson. It would require a bridge over Ward Creek, which runs through the middle of the area, so it's unclear whether it would offer enough benefit to justify the expense and disruption to the natural area, which has some very large trees that

have grown since the area was first logged around 1900.

Before any development begins, a master plan will be developed through a combination of public input and work by the county planning staff. This process is expected to take as long as three years.

UGB expansion is intended to provide developable land sufficient to support 20 years of anticipated population and job growth, as required by Oregon law. By defining specific areas where urban development can occur, farm and forest land has been preserved elsewhere in the region.

Two nearby parks renovated

THPRD continues to complete projects made possible by their 2008 Bond.

Hansen Ridge Park, 4075 NW 147th Ave., is a small neighborhood park in Bethany amidst vast wetlands. The new park features a play structure, swings and a picnic table. It also has meandering hard-surface pathways to make the natural area more accessible to visitors. The park

is designed to eventually connect directly to the Westside Trail.

Interpretive signage will soon be installed at Hansen Ridge to provide visitors with a brief history of the property and its surrounding area, including the original Hansen family farmhouse, located just west of the park, across 147th Avenue.



The Pioneer Park playground was relocated and furnished with new equipment.

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is designed to eventually connect directly to the Westside Trail.

Pioneer Park, 14545 NW Pioneer Road, Beaverton, is located just east of the Park District's main [Howard M. Terpenning Complex](#). At the redeveloped site, the play area has been relocated from a forested area to an open area at the southeast corner of the site, adjacent to the central lawn. One of two basketball courts was removed to accommodate a picnic plaza, drinking fountain, bike rack and new play structure.

The hard-surface trail was widened, and a boardwalk was constructed at the west end of the park to upgrade the lower loop of a figure

corner of the park, near the newly constructed boardwalk.

Natural Resources will soon complete wetland and upland plant restoration at Hansen Ridge Park and Pioneer Park to improve the wildlife habitat for songbirds and small mammals. Improvements will include the removal of non-native plants and the installation of native trees and shrubs.

THPRD's \$100 million bond measure is designated to preserve natural areas, develop new trails and trail connections, add athletic fields, and upgrade or expand parks and recreational facilities across the district. About 130 total projects have been planned, and more than half are now complete. For details, visit www.thprd.org/bondprojects.

Gift giving

By Laurretta Young

We have just experienced the traditional season of gift giving. At this time of year, we may receive advice on gifting etiquette for co-workers, bosses, neighbors, service workers and family members. We get impersonal form letters from work extolling our contributions with a small token gift card. Neighbors discern what would be appreciated in the form of food or other gifts. Others regift a bunch of stuff they find in their garages.

they “gifted” another bird with a particularly yummy treat. And so I wondered--- what is this behavior, since it is certainly not spring yet and no mating will happen for quite a long time.

From an interpersonal neurobiology point of view, reciprocal gift giving might just encourage bonding over the entire season. Feelings of mutual appreciation, recognition of mutual dependency or even affection might be involved. We don’t know of course, but having positive memories of others might be involved in the giving of gifts.



Cedar Waxwings and Juniper berry, Sisters Oregon, December 2013. Photo © 2013, by Jeff Young.

In the natural world, biologists write about exchanges that occur in various species. Most of the writing is about mating rituals, especially in spiders. If one is observant, one can see exchanges of “gifts” in many species—and we humans interpret this behavior as “mating rituals” or “feeding juveniles,” but I wonder if there might be other interpretations of this kind of activity.

Recently on a trip to Sisters, Oregon, there was a couple of weeks of very cold weather, which left the ground frozen with snow and ice. Most bird watchers know that unusual weather brings opportunities for unusual bird activity. Many birds come down from their typical higher elevation habitat in search of warmer surroundings, and of course, food or water. Many birds that might be migrating or moving around search for shelter. Going outside with binoculars on such unusual weather days is generally rewarding.

What we saw was indeed amazing—huge flocks of Mountain Bluebirds, Cedar Waxwings and American Robins feasting on plump juniper berries. We watched as adult birds picked a very plump berry and then fed it to another adult. At some times of course they ate the berries themselves but often

Over this season I read lots of advice columns about what to do when one receives a gift that is not optimal. The advice generally falls into the pabulum of recognizing the thought behind the gift to reframe the meaning of the gift. In other situations, there is not a particular thought behind the gift, and that is a valuable, symbolic, authentic understanding as well that needs to be honored. I wonder if other creatures have complex social thoughts about the proffered juniper berry like we do about the gifts we receive or give.

Bird watching can lead to innumerable musings about the meanings of behavior and of life. Biologists tend to categorize behaviors in terms of simplistic things like mating or feeding young—but this observed behavior was not in mating season and certainly was not about feeding babies... so what does it mean?

Laurretta Young MD is the current director of the OHSU Student resiliency program and past chief of mental health at Kaiser. She also takes people out to observe birds—see her web site at: www.portlandbirdwatching.com. More of her husband’s photos are at: www.flickr.com/photos/youngbirders.

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UPS Store offers holiday recycling tips

After the holidays, houses are littered with piles of crumpled wrapping paper, holiday cards, pine needles and boxes of packaging peanuts. An easy way for individuals to do their part in keeping their community clean is by recycling. So while the ground may be covered in white, The UPS Store offers the following tips to make your holidays a little greener:

Recycle packaging peanuts, bubble wrap and air bubble packs. The UPS Store accepts clean foam packaging peanuts of all sizes, shapes and colors, bubble wrap and air bubble packs for reuse. For additional information on peanut recycling visit www.loosefillpackaging.com.

Reuse wrapping paper, bows, ribbons, tissue paper, etc. Also, save gift boxes and bags and reuse them throughout the year. Recycle those you can't reuse.

Recycle greeting cards. Save cards and cut them up to use as gift tags next year. They also make a great resource for children's art projects, or you can research organizations in your area that could use your collec-

tion of used greeting cards.

Use these tips to simplify your post-holiday cleanup so you can begin the New Year with a clean house (and a green conscience). The UPS Store, located at 10940 SW Barnes Rd. in Peterkort Towne Square, is open Monday-Friday 9 am-7 pm and 9 am-5 pm on Saturdays, and closed on Sundays. For more information, please visit www.theupsstorelocal.com/3379.

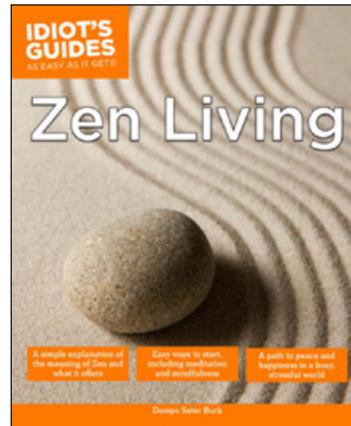
Virtue of the Month: Joyfulness

Joyfulness is an inner well-spring of peace and happiness. It is beyond ordinary happiness because it is not an occasional emotional reaction to luck or circumstances. It is a deep sense of well being that fills us with delight and hope. We appreciate the gift of life, and savor its richness. We enjoy simple pleasures. We find the humor in things. We allow joy to carry us through the painful times. We take ourselves lightly and remember to play. Joy comes when we are being true to a soulful purpose. It gives us an abiding sense that all is well. Excerpts from Virtues Reflection Cards, by Linda Kavelin Popov. Please Contact Delaram Adyani at www.virtuesconnectionport-

land.com 503-267-0202 for more information on a free 30 minute consultation and a virtues pick for 2014.

Local Zen Teacher reading from new book

Domyo Sater Burk, Zen monk, sensei and spiritual teacher at Cedar Mill's Bright Way Zen, will give a reading from her newly released book, "Idiot's Guide: Zen Living," on February 6 at 7 pm at Powells Books at Cedar Hills Crossing, 3415 SW Cedar Hills Blvd. Domyo Burk will illustrate the ways that Zen practice and mindfulness can be



used as tools to help simplify our modern, hectic lives. This free event is open to the public. Following the reading, attendees are invited to participate in a question and answer period with the author.

"Regardless of religious affiliation, anyone can get started on a path to living a more peaceful life," states Burk. "When people first hear about Zen practice, they may be intrigued, but feel confused about how to begin to bring the principles of meditation and mindfulness into their own lives. It's easier than you might think, and I hope my new book will give many people a nudge to give these ancient techniques a try," states Burk.

Domyo Sater Burk studied and worked as a wildlife biologist before beginning Zen practice at Dharma Rain Zen Center (DRZC) in 1996. She spent five years practicing intensively as a lay person, and then was ordained as a Zen monk in 2001 by Gyokuko Carlson Roshi. In the fall of 2011, Domyo Burk turned her Dharma work and her attention to the establishment of Bright Way Zen. For more information, please visit the website at www.brightwayzen.org.

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Blue Frogs Jump Preschool

Blue Frogs Jump, a new preschool for children ages 2 ½ - 6 in Cedar Mill, will hold an open house Saturday January 11, 10 am-noon. A winter enrollment special is offered for families choosing to enroll this winter— 50% off the first month's standard tuition plus an extra 10% off the standard monthly tuition for the entire 2014 year. (Offer expires 1/13/2014.) For those unable to attend the Open House, owner Michele Erard M.S. Ed, will offer 10% off the 2014 standard monthly tuition for the year, (expires end of day 3/19/2014).



Children enjoy an eco-healthy environment—less chemicals, more recycling, and increased safety guidelines. Erard says, "Our backyard play space is a certified wildlife habitat, meaning we don't use harsh chemicals in our yard, we participate in organic gardening, and provide the necessary elements for wildlife to survive: birds, caterpillars, and ladybugs."

For more information, visit the website at www.bluefrogsjump.com or call 503-925-3919.

Health Source offers screenings for cardiovascular research donations

Cedar Mill HealthSource Chiropractic and Progressive Rehab® wants to help start the New Year off right by providing Complimentary Community Health Screenings in exchange for a \$10 donation to the American Heart Association.

The Health Screening, including a Health Risk Assessment, a \$200 value, that will help track down even the smallest amounts of pain, including those suffering from a wide range of problems such as low back pain, headaches, neck pain, shoulder or arm pain, bulging or herniated discs, leg pain, numbness

and more. Even X-Rays will be included if necessary. Our health risk assessment will also assess the daily stressors of our emotional, physical, and mental stability. There are some restrictions for federal insurance beneficiaries.

Donations will be accepted at the office located at 13305 NW Cornell Rd., Suite E 9, until January 31, but contributors are encouraged to call and set up an appointment at 503-746-5085 today. For more information on HealthSource, go to www.HealthSourceChiro.com. For more information, facts, or figures about cardiovascular health go to www.americanheart.org.

Rosson selected for Agent Advisory Council

Bob Rosson, of Peninsula Insurance in Cedar Mill, will help to improve the experience of Safeco Insurance customers after being selected as a participant on the company's Northwest Region

Agent Advisory Council.

The advisory council program, which consists of eight regional panels along with a national council, gathers feedback from agents across the country to enhance both service and business results for Safeco and independent agencies.

"The Safeco Agent Advisory Council is more than just another industry panel," said Bob Rosson, who has been with Peninsula Insurance for 20 years. "It's a chance to help Safeco and my fellow agents continually improve our service. I'm honored to take part."

Peninsula Insurance has served the Cedar Mill community since 1992. Peninsula is an independent insurance agency, representing a number of insurance carriers offering auto, home, business, and life insurance.

Cedar Mill Business Association news

The 2013 CMBA Annual Meeting opened with a surprise performance of holiday favorites and classics by the Sunset High School choir, led by band director, Christopher Rust.

The CMBA Annual Meeting is always held the second Tuesday in December. The Sunset Athletic

Club hosts the event in their Fire-side Banquet Room. Members got to know each other by teaming up to compete in a game testing local knowledge drawn from information gathered from the Cedar Mill News.

All food and beverage items were either purchased or donated solely from CMBA member businesses. Special thanks go to Burnt Ends BBQ, Kat's Kitchen, Pips Frozen Yogurt and Gelato, Pars Market, Poppa's Haven Coffee, Mountain Man Nut & Fruit Co., and Safeway.

CMBA President Sandi Proctor recognized several businesses this year for their outstanding support of the group's activities:

Michael Coates from Miller Paint for handling and storing the canopy used at the CMBA booth at the Farmers' Market; Carleen Prentice and Chuck Richards of the Sunset Athletic Club for their generous donation of facilities and support of the flower basket program; and Dan Larsen of the Cedar Mill Bible Church, where our monthly meetings are held. These four recipients go out of their way to lend their time, facilities and employees to Cedar Mill Business Association causes and events. The community is lucky to have such generous members.



Sandi Proctor thanks Chuck Richards for his contributions to the community.

Elections to the 2014 Board of Directors were held. The 2014 board is: Sandi Proctor, Dean Shade, Joanne Hollister, Lori Alexander, Lori Bitter, Robert Caldwell and Chris Baidenmann. Board officers will be announced at the January 14 meeting.

The meeting concluded with the annual raffle gift exchange. This is always good fun and a good time for members to give a little of themselves and leave with a special gift from another CMBA member.

For information about joining the Cedar Mill Business Association, go to www.cedarmillbiz.com.

Cedar Mill Little League

Reigning state champion Cedar Mill Little League has opened registration for the 2014 Spring Baseball season, through Sunday, February 9. Go to www.cmlonline.org for more information and to sign up today!

Cedar Mill Little League is a 500+ player league with baseball programs for players ages 5-13. Teams are formed at the T-Ball, Rookie, A, AA, AAA, Majors and 50/70 Intermediate levels. Descriptions of each level and age requirements can be found on CMLL's website.

CMLL is a non-profit organization and relies heavily on its volunteers. They are actively looking for managers for all levels of play. If you are interested in being a team manager or assistant coach they highly encourage you to volunteer. It is a greatly rewarding experience. You can sign up online at www.cmlonline.org. If you have any questions regarding registration, contact Collin Davis, CMLL's Player Agent at pa@cmlonline.org.

Cedar Mill Garden Club

The January 15 meeting of the Cedar Mill Garden Club will include slide show and talk on Japanese Maples and Companion Plants, presented by Norm Jacobs, owner of Arbutus Garden Arts, www.arbutusgarden.com. He will also bring plants. "All interested gardeners, novice or experienced, are welcome to attend," said Barbara Cushman, Cedar Mill Garden Club President, adding, "This is one of many interesting and informational monthly programs provided for the community." The Club will be holding their meetings at the Beaverton Activities Center 12500 SW Allen (Allen and Hall,) at 12 pm. This is a change of time and venue for the club.

Meetings are held monthly on the third Wednesday from September - May with a Picnic in July. The club also holds an annual plant sale to raise money for scholarships and community projects, takes many field trips and tours, and is sponsoring a youth gardening group at a local elementary school. For additional information, call 503-649-7741, email barbswhimseys@yahoo.com, or visit their website www.thecedarmillgardenclub.org.



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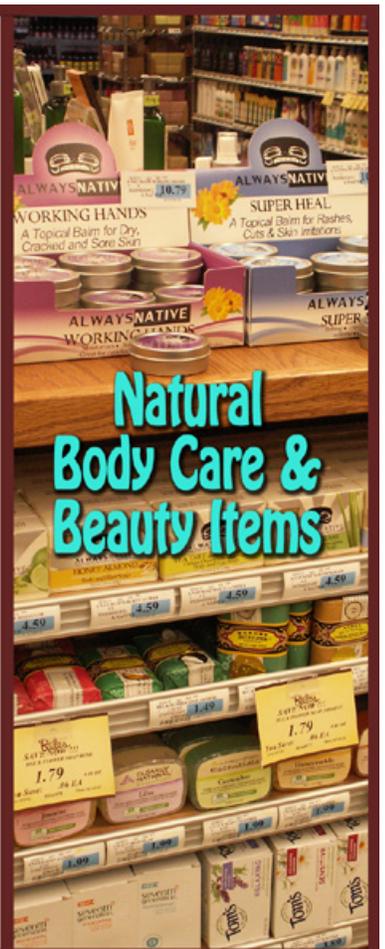
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