

# FOREST HEIGHTS HOMEOWNERS ASSOCIATION



## FACT SHEET

Forest Heights is a planned community in the West Hills of Portland, Oregon, that was begun in 1989. It occupies 601 acres and consists of 1126 single family home lots, 676 town home and condominium units, 160 apartments and a small retail center. The Forest Heights Homeowners Association manages 215 acres of common area, including 6 miles of trails, a park and a playground; provides extensive landscaping; and maintains 11 entrance monuments. The Association enforces Covenants, Conditions and Restrictions (CC&R's or *Declaration*) and Architectural Review Rules. The Association maintains a website, [www.fhhoa.com](http://www.fhhoa.com) and publishes a monthly newsletter. The Association sponsors two major social events, a July 4 celebration and a celebration in September. The Association is governed by a nine-member Board of Directors, elected for staggered three-year terms. The Association employs an on-site General Manager. Currently the Association has five full-time employees and two part-time employees. The Association contracts for major landscaping, a community bus service and a part-time evening patrol service. The Board has established eight standing committees of community volunteers for various association activities.

Long before the Lewis & Clark Expedition started west, the Aftalati (also known as Tualatin) Indians roamed the area that is now Forest Heights, along with a broad territory below. Subsequent explorers brought along diseases that decimated their ranks and eventually, the tribe was integrated into the Grande Ronde Reservation.

The Oregon Donation Land Act of 1850 opened up the land to homesteaders. Within five years, most of the area had been claimed. Mill Pond was originally the mill pond for the Jones Lumber Mill, which was located nearby within the park boundaries. Cedar and Oak trees were logged to provide the timber from the land that is now Forest Heights. Although the Jones family sold their mill in 1869, the original mill changed hands several times before finally closing in 1892 for lack of timber. Mill Pond now serves as a storm reserve facility and is subject to the oversight of several government agencies.

There were a number of wildfires that burned parts of the West Hills in recorded history, and parts of Forest Heights burned as recently as the 1950's. The idea of Forest Park Estates (later renamed Forest Heights) was formulated in 1969, as the brain child of four men: Homer Williams, Rob Bissell, Roland Haertl and Neal Marlett. Although a group of local neighbors fought the project, finally, in 1983, the Oregon Court of Appeals cleared the way for construction of Forest Heights Estates.

Forest Heights Estates was first envisioned as a 1000-acre development. Homer Williams sold off 601 acres of the property to Nauru Phosphate Royalties, a corporate entity from the island nation of Nauru that was responsible for investment of the royalty money gained from the mining of phosphate deposits on the island. Nauru hired George Marshall and Dan Grimberg to handle the development work in Forest Heights. Marshall and Grimberg were also involved in several other developments in Western Oregon, most notably, Claremont, in the Bethany area, and The Capes in Tillamook County. As a Planned Unit Development (PUD), Forest Heights is subject to the Planned Community Act (ORS 94), and the Association, as a not-for-profit organization, is subject to the Nonprofit Corporation Act (ORS 65).

**The Governing Documents for Forest Heights consist of the following:**

- The various *Plats*;
- The *Articles of Incorporation*, filed on August 17, 1989;
- The *Declaration of Protective Covenants, Conditions and Restrictions for Forest Heights*, filed on August 22, 1989, and amended;
- The *Bylaws*, which were Amended and Restated on March 22, 1993; and various
- *Resolutions* which have been passed by the Board of Directors (there are two types, Administrative and Policy Resolutions).

The Governing Documents can be accessed from the website home page, [www.fhhoa.com](http://www.fhhoa.com) => Documents tab => Governing Docs.

The original *Declaration* applied to the *Plat* of Ridgeline. Subsequent *plats* have provisions that subject those *plats* to the *Declaration*. The Developer, Nauru Phosphates Royalties, had the power to annex additional property to Forest Heights. The last annexation before the developer's corporation was dissolved was Thompson Heights, a 9-lot subdivision.

**Lot or Unit Identification:**

Each Lot or Unit has a unique designation in the FHHOA computer system, consisting of 7 alphanumeric characters. For example, EW00027 is Unit 27 in the Edgewood Condominium. Although the various Forest Heights Estates Lots are designated ES1 through ES8, Caxton Woods has 5 plats but a consistent designation of CW throughout the Lot numbers. Estates 1 and 2 both have Lots numbered 65-74. Several plats (Forest Hollow, Forest Ridge, Mill Pond, Mill Ridge and Ridgeline) within Forest Heights were developed with Blocks of Lots; therefore, the Lot identification includes both Block Numbers and Lot numbers, e.g., FRB4L07 is Lot 7 within Block 4 of Forest Ridge.

**Forest Heights is a Master Association (with 13 sub-associations):**

Each of the sub-associations is subject to the Forest Heights *Declaration*. If there is a conflict between the *Declaration* of a sub-association and the Forest Heights *Declaration*, the Forest Heights *Declaration* overrides the sub-association provisions. The sub-associations are:

Austen Row Townhomes (AR)	8 Lots
The Brownstones (BS)	140 Units
Creekside (CK)	33 Lots
Edgewood (EW)	47 Units
Forest Heights Crossing (FHC)	43 Units
The Gables (single family homes) (GB)	36 Lots
Leighbrook (LB)	27 Units
Mill Creek Condos (MCC)	78 Units
Miller Hill Townhomes (MH)	67 Lots
Montara Townhomes (MT)	36 Lots
Silver Ridge Condominiums (SR)	64 Units
Ventana (VT)	24 Units (at build-out; currently, 8)
Village at Forest Heights (VFH)	72 Units
<b>TOTAL</b>	<b>676 Lots/Units</b>

Single-family Plats within Forest Heights include:

ES1	74 Lots
ES2	63 Lots

ES3	82 Lots
ES4	61 Lots
ES5	47 Lots
ES6	63 Lots
ES7	62 Lots
ES8	44 Lots
Caxton Woods (CW)	135 Lots
Forest Hollow (FH)	54 Lots
Forest Ridge (FR)	86 Lots
Mill Creek (MC)	34 Lots
Mill Pond (MP)	69 Lots
Mill Ridge (MR)	58 Lots
Mill Woods (MW)	99 Lots
Ridgeline (RL)	86 Lots
Thompson Heights (TH)	9 Lots
<b>TOTAL</b>	<b>1126 Lots</b>

### **Marketing:**

George Marshall initially brought in Elliot Meier of Barbara Sue Seal Properties to market Forest Heights. Elliot set up a team of seven agents to help sell Lots. The original sales office was the prominent house with a semi-circular room at the corner of NW Miller Road and NW Hazeltine Street, on Lots 15 and 16 in Block 2 of Ridgeline (RLB2L15) that had been joined together.

Nauru was putting full-page ads in the Oregonian every week, and these ads helped put Forest Heights “on the map.”

After about two years, George brought in Gary Locker to market Lots, and the remaining agents continued to work with Lot owners to sell homes that were being built. The house on Hazeltine was sold, and the office moved to a trailer at the current Village Center site. Gary brought in his son, Bryan, to help with sales.

Forest Heights was the host to the *Street of Dreams* in 1996. The Lots were in the Estates 2 area, near the eastern terminus of NW McKenna Drive. One unique feature of that Street of Dreams was the inclusion of a used home that was moved from the Alameda neighborhood into Forest Heights by remodeler Neil Kelly, and remodeled on-site at Lot ES20065; this was the first (and so far, only) time that this was done as part of a Street of Dreams.

### **Governance:**

Forest Heights was initially governed by a Board of Directors appointed by the Developer. Stuart Cohen was the first homeowner who was President of the developer-controlled Board. At the turnover meeting in 2002, the homeowners elected a Board of Directors consisting of homeowners. Presidents chosen after turnover are:

Randy Arthur	2002-2003, 2007-2008
Jack Olsen	2003-2005
David Hooff	2005-2007
Michelle Garland	2008-2009
Tim Tees	2009-

The Bylaws allowed for the Board to be comprised of three to nine directors. Under the developer, the Board was comprised of three directors. After turnover, in an effort to get a greater diversity of people onto the board, the number was raised to nine, with hopes of getting representation from the sub-associations. Several directors have been owners of properties in sub-associations, including Randy Arthur, Jim Berchtold, Michael Goodlett, Michelle Garland, Tanya Alexander and Eric Butterfield.

### **Management:**

Forest Heights was initially managed by Sterling Community Management (George Carter, President) during the most of the period of time that the Developer was in charge of the Board. Management was later handled by the Developer under a separate corporate entity, Forest Heights Management, Inc. An office was set up in a Unit in the Mill Creek Condos, and then moved to the on-site sales trailer, located where the Village Center now stands. After turnover, the first on-site General Manager, Jim Main, was hired in 2003, and worked through 2007. In early 2008, the Association hired its second on-site General Manager, Stephen Herr.

### **“The Wave”:**

Faced with an unattractive hillside of clay soil after the cut had been made for Miller Road into Forest Heights, George Marshall contracted with MCM Architects to deal with the problem. Bob Moreland of MCM had seen a type of landscaping in Japan that he thought would be the solution. MCM hired a noted landscape artist, Michihiro Kosuge, to design a “living painting” on the side of the hill, that would change throughout the seasons. “The Wave” has become a signature feature of Forest Heights, with photos of it featured on the reverse side of the Forest Heights map as well as the home page of the Forest Heights website. At one point, renovation of “The Wave” was performed, replacing plant materials as suggested by Landscape Architect Michael Shultz, with the use of hardier plants that can better handle the local climate. A panoramic photo of “The Wave” hangs on the wall of the Association’s office, showing off the bright red spring colors of the Azaleas along the base of the wave, gold Euonymus making the grid pattern, green Euonymus forming the upper squares, Heather that makes up the lower squares, and Kelsiyi Dogwood forming the wave pattern through the middle of the landscape.

### **Transportation Requirement:**

Due to neighborhood concerns about an increase in traffic from the development of Forest Heights, the City of Portland included a condition in the approval of the development, requiring the Developer (and now, the Association as successor) to provide a shuttle service, to reduce traffic into and out of the neighborhood. The shuttle service connects Forest Heights to downtown Portland and to the “Silicon Forest” area via the Sunset Transit Center, located adjacent to the interchange of highways Oregon 217 and US 26. This transit center is served by both buses and the MAX Light Rail system. Recent addition of a commuter-rail train by Tri-Met now connects from Beaverton to Tigard, Tualatin and Wilsonville. Tri-Met is currently studying additional transit routes for planning over the next 20 years. Unfortunately, Tri-Met has turned away efforts to bring a bus line into Forest Heights.

### **Reserve Study:**

A Reserve Study was conducted after turnover, and was funded by the savings realized by the change to on-site management. Yearly updates were performed off-site. An on-site update in

early 2008 resulted in additional items being added to the Reserve Study, which raised the amounts needed for funding. If any additional facilities are constructed, a major update to the study would be needed, in order to properly save for the repair and replacement of the additional reserve items.

A separate "Private Street Reserve Account" is funded by the assessment for the private streets and driveway accesses in Forest Heights. This account also saves up money for the maintenance, repair and replacement of ancillary equipment such as the street lights and catch basins along private streets as well.

### **Government Jurisdictions:**

Forest Heights lies entirely within the City of Portland. Parts of the Estates 1 (ES1) area, and all of Caxton Woods, lie within Washington County. The rest of Forest Heights lies within Multnomah County. A number of Lots in ES1 lie partially within each of the two counties. ES1 Lots located totally in Multnomah County: Lots 7-43 and 45-62. ES1 Lots located totally in Washington County: Lots 1-3 and 64-74. ES1 Lots located partially in both Counties: Lots 4-6, 44, and 63.

### **Trail System:**

The Trail System consists of 27 trailheads and approximately 6 miles of gravel trails. Most of the trail system is within common area tracts, although there are a few sections that lie within an easement area granted from a sub-association.

### **Mailboxes, Posts and Signs:**

The developer had a unique style of mailbox post designed for use in Forest Heights. The original posts contained a metal spine that was set in concrete, with an outer sleeve of sheet metal, painted white, to which the mailboxes were attached. Later on, sleeves were constructed of powder-coated aluminum, as it resists corrosion. Original mailboxes were simple mailboxes that were painted forest green. Later mailboxes were painted black. Two styles of locking mailboxes are allowed in Forest Heights, one by the designer of the posts (Trovo Design) and another by Mailbox Solutions.

Some other signs in Forest Heights (of particular note, the Trailhead signs) use a post of similar design, although the post is taller.

Sub-associations generally have cluster mailboxes. Upon request by the US Postal Service during the development of the Estates 8 area, cluster mailboxes were used. The developer had custom designs constructed for the two mailbox clusters in these areas.

### **Architectural Features:**

#### *Variability of Style*

One of the considerations written into the original Design Guidelines was that homes should vary in architectural style in Forest Heights. To this end, the Architectural Review Committee has used professional members to review home plans, and has encouraged builders to use a wide variety of styles. Although there are some home plans that have been replicated in Forest Heights, these homes are typically a number of blocks away from each other and painted with

different color schemes. The 13 sub-associations each reflect a different style of home, adding to the diversity of Forest Heights.

### *Paint Colors*

Each application for paint colors is considered on a case-by-case basis, with homeowners encouraged to respect the traditional colors for the particular style of the house (for instance, Victorian Houses should have a paint scheme that reflects the style of the house, using traditional colors, but the particular mix of colors is approved by the committee). Normally, paint colors are not approved if they replicate the colors of a nearby house.

### *Roofs*

The original *Architectural Guidelines and Construction Regulations* called for the use of tile or cedar shake/shingle roofs in Forest Heights. The Developer believed that these two styles of roof materials set Forest Heights apart from other developments, in part due to the richer visual look of these roofing materials. Other materials allowed included metal roofs, as well as flat roofing systems on some modern-style homes. As an experiment, the Estates 7 area allowed composition roofing material. However, these roofs were not of the same aesthetic quality of the tile and cedar roofs, and the use of composition roofing was discontinued. Due to the fire rating of cedar roofs, the Board of Directors asked the Architectural Review Committee to revisit the decision regarding composition roof materials. The Architectural Review Committee approved the use of the Presidential TL Ultimate composition shakes by Certainteed, but only approves its use on a case-by-case basis. This is the only asphalt composition roofing currently approved for use in Forest Heights (houses with other types of composition roofing will have to upgrade to Presidential TL when re-roofing). The Architectural Review Committee has actively sought out alternative roofing materials that approach the aesthetic quality of the cedar and tile roofs. Metal roofing shingles have been used in Forest Heights, as well as Euroslate, a rubber-plastic resin composite material. There are a number of plastic-composite materials that have received consideration and may possibly be approved in the future for widespread use in Forest Heights.

### *Landscaping*

Landscape plans differ widely in Forest Heights. Many homes incorporate existing trees on the Lot, and those bordering natural areas typically transition from groomed landscaping into untouched natural growth. When Lots adjoin Common Areas along the back Lot line, a minimum 10-foot buffer of natural/native vegetation is required between formal landscaping and the Common Area. There are some 15 foot Common Area Strips that come to the sidewalk or curb between homeowner Lots; homeowners are allowed to landscape and maintain these area, but approval of the Architectural Review Committee is required, and there is a permit process in place for this process. Contact the Association office for further information.

### **Environmental Zones:**

Due to the emphasis on preserving trees adjacent to streambeds, the City of Portland created Environmental Zones that exist to protect and enhance the quality of water and its ability to maintain a healthy aquatic life. The rules for these zones are written into the Zoning Ordinances for the City. *Environmental Conservation Zones* generally lie further from streambeds and help to preserve natural growth areas. Some lots are partially or totally within Conservation Zones, and the City's Bureau of Development Services oversees the types of construction permitted within these zones. In general, the City does not allow any development in *Environmental*

*Protection Zones*, which surround the creeks. There are a few Lots in Forest Heights that lie partially within a Protection Zone. No formal landscaping is allowed in a Protection Zone area.

Here are the definitions of the Environmental Zones from the City's website:

**Environmental ((p) and (c) and NRMP) overlay zones:**

Environmental zones protect resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. The environmental regulations also carry out Comprehensive Plan policies and objectives.

- **Purpose of the Environmental Protection Zone**

The Environmental Protection zone provides the highest level of protection to the most important resources and functional values. These resources and functional values are identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each specific study area. Development will be approved in the environmental protection zone only in rare and unusual circumstances.

The Environmental Protection overlay zone is applied wherever the City determines that highly significant resources and functional values are present. The Environmental Protection overlay zone is shown on the Official Zoning Maps with the "p" symbol.

- **Purpose of the Environmental Conservation Zone**

The Environmental Conservation zone conserves important resources and functional values in areas where the resources and functional values can be protected while allowing environmentally sensitive urban development.

The Environmental Conservation overlay zone is applied wherever the City determines that significant resources and functional values are present. The Environmental Conservation overlay zone is shown on the Official Zoning Maps with the "c" symbol.

**2002 Community Center Proposal:**

Initially, the area that was designated as Tract R in the original development of Forest Heights was set aside as a mixed use area, combining residential, commercial and recreational uses. Prior to Turnover in 2003, the Developer of Forest Heights put together a proposal for a community center with a swimming pool in the area. For the proposal to move forward, a supermajority of 75% affirmative votes cast was needed. Although the proposal gained a majority of affirmative votes, the measure failed due to attracting less than the required 75% affirmative vote. At that time, plans were set aside for a large-scale recreational and community center, and Tract R divided into three parcels: the Village Center, Forest Heights Crossing condominium, and an undeveloped open space tract that is on the east side of Mill Pond, below the condominiums.

**Professional Studies:**

A number of studies have been commissioned by the Board of Directors since the Turnover. These are available on the Association Website: [www.fhhoa.com](http://www.fhhoa.com) => Committees Tab => Parks & Recreation Committee.

The Professional Studies are:

**2004 – Recreational Survey**. This was created by the Recreation Committee. More than 1/3 of the 1500 existing households responded to the survey, and a large number of residents responded

to the open-ended questions in the survey. The survey determined that a high level of support existed within the community for a swimming pool, tennis courts, additional parks, and a community center. Cost estimates for these potential facilities were not included in the survey. The committee suggested that support may decrease once costs estimates became available. Support varied somewhat depending on the type of housing and the demographics of the household. Some respondents were opposed to any additional amenities, based on the potential impact on dues and/or concerns regarding protection of existing natural areas.

**2004 – PSU Study.** This Study was performed by the *Urban Studies and Planning Class 510*, led by Professor Michael Harrison. Their recommendations include utilizing a north-south spine defined by Mill Pond Park, Forest Park School and the area at NW Thompson Road and NW Miller Road, including Lot 265. These points are connected by both NW Miller Road and the Miller Hollow Trail. The primary site identified for recreational amenities were Mill Pond Park; the second, at the NW Miller Road and NW Thompson Road intersection. Further development of the trails and sidewalks within Forest Heights was recommended, due to the limited space for parking. Investigation of spaces outside of Forest Heights was encouraged, as was the creation of recreational clubs that would not need additional facilities (such as biking, hiking, and gardening).

**2005-2006 – Master Plan.** This was performed by David Evans and Associates and completed in 2006. The plan lays out a vision and the major elements involved in the evolution of Forest Heights. The plan prioritizes the work from the standpoint of doing what’s best for the environment first and building from there.

**2008 – Recreational Opportunity Study:** Community Center and Pool study, undertaken by Waterleaf. Recommendations were given to the Park & Recreation committee. This study is currently being reviewed.

#### **Governmental Use:**

Although Forest Heights was initially expected to be primarily an “empty nester” community, families with children began to purchase and build within Forest Heights early on. Tract K became Forest Park School owned and operated by the Portland School District. Tract L was dedicated to the City of Portland and became Forest Heights Park, operated by Portland Parks and Recreation.

#### **Forest Park Elementary School:**

George Marshall originally envisioned Forest Heights as a community made up largely of “empty nesters.” As a result of the large number of families with children moving into Forest Heights, Portland Public Schools opened Forest Park Elementary School in the fall of 1998 with 184 students. The building has 10 classrooms. The first portable (with two classrooms) was installed in 2002 and one each year for five years total (10 classrooms in portable buildings). Forest Park Elementary serves grades K-5 and it has been enrolling over 500 pupils for a number of years. The student body of Forest Park Elementary is reflective of the ethnic diversity of the Forest Heights neighborhood; in 2009. The attendance area for Forest Park Elementary includes all the area within Forest Heights, plus land to the east that is bounded by Forest Park. The school has attained an “exceptional” rating each year, and the percentage of children attending public school (Forest Park Elementary) is higher than in most neighborhoods.

### **Emergency Fire Suppression System:**

As part of the requirements for approval of Forest Heights, the developer was responsible for installing an Emergency Fire Suppression System. This system, fed by fire hoses connected to fire hydrants, is designed to help to slow or stop the spread of a wildfire, or (in the case of a house fire) to possibly prevent a wildfire from starting. 15-foot strips of common area approach the street in a number of locations in Forest Heights; about 10 feet behind a fire hydrant is a 4-foot standpipe that goes underground and supplies a number of nozzles in the common area, behind home Lots. Forest Heights maintenance personnel trim around the system each year in order to maintain access to the system. The system is tested and (as needed) repaired each year. During the dry season, the Fire Department supplies fire hose to each location, so that the system may be activated within a few minutes if needed.

### **Tracts:**

Tracts are areas that are set aside for a special purpose on the Plat Map. Some tracts are for open space areas, others are for shared driveway access, and still others, were set aside for later development. All of the tracts set aside for development have been replatted.

One-foot reserve strips were areas set aside along public roads for barricades during development, and subsequently dedicated to the city when development progressed into a new area. These tracts no longer exist in Forest Heights.

Following is a list of the Tracts as platted in Forest Heights, along with a description of their location (does not include tracts platted within the sub-associations, as they are not owned by Forest Heights Homeowners Association).

- Tract A:        *Plat of Ridgeline*, Small wedge of Land south of NW Mendenhall St. lots at the east end of the Plat. Tract A continues on the Plat of Forest Heights (ES1).  
*Plat of Forest Hollow*, drainage reserve tract below lots on cul-de-sacs, borders Tract F of Mill Pond and Tract C of Ridgeline on south.  
*Plat of Mill Pond*, part of the park.  
*Plat of Mill Ridge*, area north of Block 5, bordering Mill Ridge Road, and Tracts R & B and A of the Mill Pond plat.  
*Plat of Mill Woods*, open space tract north of Lots 99-77, borders on the north and east with the plat of Ridgeline.  
*Plat of Caxton Woods*, circle at Lots 9-13.
- Tract B:        *Plat of Ridgeline*, storm drainage reserve between Miller Rd. and RLB1L01.  
*Plat of Forest Heights*, common area east and north of Miller Rd. This area includes "The Wave," and lies partially within both counties.  
*Plat of Forest Ridge*, common area tract below Lots on NW Bartholomew. The southern border is the Apartment complex.  
*Plat of Mill Pond*, part of the park.  
*Plat of Mill Ridge*, open space adjacent to MRB1L08 and Mill Ridge Rd.  
*Plat of Mill Woods*, open space to the west of Morgan Lane Lots, bordered by Mill Pond Road, south of the Lots on Rainmont Road, and bordered to the west and south by the border of Forest Heights.

- Plat of Caxton Woods*, common area to the south of Lots 11-18, southern border is Tract D.
- Tract C: *Plat of Ridgeline*, storm drainage reserve along creek, north of Miller Rd., borders Tract A of Forest Hollow.  
*Plat of Forest Heights* (ES1) extends from Ridgeline plat to Cornell on the south/east side of Miller. Portions of this tract were replatted into “Forest Heights #2,” being the areas of Lots 59-74 in ES1.  
*Plat of Mill Pond*, common area tract to the west of Blocks 3 & 4.  
*Plat of Mill Ridge*, circle in Potters Court cul-de-sac.  
*Plat of Mill Woods*, driveway access tract serving Lots 77-81 with turn-around bordering Tract A.  
*Plat of Caxton Woods*, green space and area that was platted in CW2.
- Tract D: *Plat of Ridgeline*, storm drainage reserve along creek, south of Miller Rd.  
*Plat of Forest Heights* (ES1), private street (NW Hill Ct.)  
*Plat of Mill Creek*, this area is west of Miller Road, borders Mill Pond Plat and surrounds the Village at Forest Heights.  
*Plat of Mill Pond*, common area behind Block 6 and Lots 1, 2, 8 & 9 in Block 5.  
*Plat of Caxton Woods*, tract was the southern and eastern section of the plat, subsequently platted in CW3, CW4 and CW5.  
*Plat of Mill Ridge*, circle in Caxton Court cul-de-sac.
- Tract E: *Plat of Ridgeline*, center of the cul-de-sac on NW Barnsley Ct.  
*Plat of “Forest Heights #2,”* area south of Gilliam Lane, partitioned from Tract C in Plat of “Forest Heights.”  
*Plat of “Forest Heights Estates,”* this is the common area strip between the Mill Creek Condos and the creek.  
*Plat of Mill Creek*, this tract is north of Bartholomew and Birkendene, and encompasses parts of the ravine below.  
*Plat of Mill Pond*, pedestrian easement between Silver Ridge and the Apartments, connecting Miller Road and Bartholomew Drive.  
*Plat of Caxton Woods #2*, tract was the remainder of Tract C of the Caxton Woods plat that was not divided into Lots.
- Tract F: *Plat of Ridgeline*, center of the cul-de-sac on NW Ashley Ct.  
*Plat of “Forest Heights #2,”* landscape strip north of the east side of Gilliam Lane. This tract goes only to the county line and abuts Tract H.  
*Plat of “Forest Heights Estates,”* this area became the Mill Creek Condos.  
*Plat of Mill Creek*, this open space area is south of Lots 19-26 and borders the plat of Forest Ridge.  
*Plat of Mill Pond*, area upstream from the apartments, bordered by the plats of Ridgeline, Forest Hollow, and the apartments.  
*Plat of Caxton Woods #3*, which was a replat of the original Caxton Woods Tract D. This tract is a circle at the intersection of NW Engleman and NW Fleischner.
- Tract G: *Plat of “Forest Heights #2,”* Gilliam Lane.  
*Plat of “Forest Heights Estates,”* this became Edgewood.  
*Plat of Forest Ridge*, common area space north of Lots along NW High Ridge (NW Pinnacle). Northern border with Mill Creek plat.  
*Plat of Mill Pond*, this area is just north of the Village Center and Forest Heights Crossing, its eastern terminus is Miller Rd.

- Plat of Caxton Woods #3*, area behind Lots 65-72 and bordering Tract E of CW2, with border to Tract J on south (which became CW4).
- Tract H: *Plat of "Forest Heights #2,"* landscape strip north Gilliam Lane. between the intersection and Tract F.  
*Plat of "Forest Heights Estates,"* this area is the common area between Edgewood and Creekside on the east, and Mill Pond Road on the west.  
*Plat of Mill Pond,* common area strip between MPB5L18 and MPB2L01.  
*Plat of Caxton Woods #3,* open space northeast of NW Fleischner and behind Lots 73-75.
- Tract I: *Plat of "Forest Heights #2,"* area southwest of Lots along Gilliam Lane. partitioned from Tract C in "Forest Heights." (ES1).  
*Plat of "Forest Heights Estates,"* this area became Creekside.  
*Plat of Caxton Woods #3,* this was subsequently platted into CW5.
- Tract J: *Plat of "Forest Heights #2,"* landscape strip between Gilliam Lane and Miller Road, from intersection to Lot 70.  
*Plat of "Forest Heights Estates,"* this area became the Brownstones Condominiums.  
*Plat of Caxton Woods #3,* this was subsequently platted into CW4.
- Tract K: *Plat of "Forest Heights Estates,"* this area became the school.  
*Plat of Caxton Woods #4,* a small trapezoid of common space off the end of NW Caxton Lane and abutting Tract L, and Lots 94 and 95.
- Tract L: *Plat of "Forest Heights Estates,"* this area became the City Park.  
*Plat of Caxton Woods #4,* this is common space that surrounds the home lots and encompasses the remainder of Tract J from the Plat of CW3.
- Tract M: *Plat of "Forest Heights Estates,"* this area became Montara; Ventana was subsequently divided off from Montara.  
*Plat of Caxton Woods #4,* this tract is the private streets that are in the plat (east end of NW Fleischner, along with NW Caxton Lane and southern end of NW Marvin Lane).
- Tact N: *Plat of ES2,* natural area below and behind Lots 81-91, and bordered by NW Thompson Rd. and NW Miller Rd. This tract is bordered by the Estates 6 tract on the north and west sides.  
*Plat of Caxton Woods #5,* NW Randall Lane.
- Tract O: *Plat of ES2,* this tract borders NW Skyline Blvd and extends from Lot 78 to Lot 65, at NW Chapin Dr. and encompasses part of the gully.
- Tract P: *Plat of ES2,* this tract borders NW Thompson Rd., NW Chapin Dr., and Lot 64, and encompasses part of the gully.
- Tract Q: *Plat of ES2,* this tract borders NW Thompson Rd. and extends behind Lots 61-63.
- Tract R: *Plat of ES2,* this tract borders NW Chapin Drive and extends from Lot 63 to Lot 64. There is an area below this Tract to NW Thompson Rd. that is not part of Forest Heights.  
*Plat of Mill Pond,* "Commercial Recreational Parcel." The Village Center and Forest Heights Crossing were platted out of part of this tract.
- Tract S: *Plat of Ridgeline,* 1.00 foot wide reserve strip at the intersection of NW Miller Rd. and NW Mill Ridge Rd.  
*Plat of ES2,* landscape area below and beside Lots 59 and 60, bordering NW Thompson Rd., NW Miller Rd., and NW Chapin Dr.

- Tract T: *Plat of Mill Creek*, this tract became the Village at Forest Heights.  
*Plat of Ridgeline*, 1.00 foot wide reserve strip at the top of NW Hazeltine St. on the plat.  
*Plat of ES2*, the waterfall area below Lots 94-96.
- Tract U: *Plat of Forest Ridge*, 1-foot reserve strip on NW High Ridge Dr. (NW Pinnacle).  
*Plat of ES2*, NW Wiley Lane.  
*Plat of Forest Ridge*, this became part of the Silver Ridge development.  
*Plat of Mill Pond*, this became the other part of the Silver Ridge development.
- Tract V: *Plat of Mill Woods*, 1-foot reserve strip on the southern terminus of Morgan Lane.  
*Plat of Ridgeline*, became Leighbrook.  
*Plat of Mill Ridge*, 1-foot reserve on NW Mill Pond Rd., adjacent to the Mill Pond plat.  
*Plat of Mill Woods*, 1-foot reserve on NW Mayfield Rd. at southern terminus.
- Tract W: *Plat of Forest Ridge*, 1-foot reserve on NW Birkendene Street at edge of the plat.  
*Plat of Mill Pond*, this became the Forest Creek Apartments.  
*Plat of Mill Ridge*, 1-foot reserve on NW Morgan Lane adjacent to the plat of Mill Woods.  
*Plat of Mill Woods*, 1-foot reserve on NW Slocum Lane at southern terminus.
- Tract X: *Plat of Ridgeline*, became Austen Row Townhomes plat.  
*Plat of ES3*, this tract is common area bordered by NW Miller Rd. on the east, NW Thompson Rd. on the north, and by Lots 122-135 and 196-197.  
*Plat of Forest Ridge*, 1-foot reserve strip on NW Bartholomew at east edge of development, western end of Forest Hollow.  
*Plat of Mill Creek*, 1-foot reserve strip on NW Birkendene at the edge of the plat.  
*Plat of Mill Ridge*, 1-foot reserve strip on NW Engleman at the edge of the Plat of Mill Woods, southwest terminus.  
*Plat of Mill Woods*, 1-foot reserve strip on NW Fleischner at southern terminus.
- Tract Y: *Plat of Ridgeline*, became Miller Hill Townhomes plat.  
*Plat of ES3*, this tract is bordered by NW Thompson Rd. on the north, and Lots 198, 199-201, Jackson Lane, and Lot 136.  
*Plat of Forest Ridge*, 1-foot reserve strip on NW Bartholomew Drive, at eastern edge of Forest Hollow.  
*Plat of Mill Ridge*, 1-foot reserve strip on NW Mayfield Rd. edge of plat.  
*Plat of Mill Woods*, 1-foot reserve strip at the southern terminus of NW Engleman Street.
- Tract Z: *Plat of ES3*, this tract is bordered by NW Thompson Rd. on the north, NW Jackson Lane on the east, and Lots 139-144, NW Spencer St on the south, and Lots 145-148, and Lot 203.  
*Plat of Forest Ridge*, 1 foot reserve strip at eastern end of NW Benson St.  
*Plat of Mill Pond*, 1 foot reserve strips at the east end of NW Rainmont Rd.  
*Plat of Mill Ridge*, 1-foot reserve strip at the eastern terminus of Engleman Street.  
*Plat of Mill Woods*, 1-foot reserve strip at the southern terminus of NW Benfield Dr.
- Tract AA: *Plat of ES3*, this tract is open space, bordered by NW Thompson Rd. on the north, and Lot 203, Lots 148-150 on the east, NW Spencer Rd. on the south, Lot 151, and the border of Forest Heights.  
*Plat of "Forest Ridge #2,"* area south of Lots 13-15 in Block 4.

- Tract BB: *Plat of ES3*, this tract is open space bordered by Lots and NW Spencer St. on the north and east sides, and the border of Forest Heights on the south and west sides, and thin area extends behind Lots along the northern border of the Brownstones to NW Miller Rd.  
*Plat of "Forest Ridge #2,"* area north of Lots 17-19, Block 3, and borders plat of ES7.
- Tract CC: *Plat of ES3*, NW Paxton Ct.
- Tract DD: *Plat of ES3*, NW Jackson Lane.
- Tract EE: *Plat of ES3*, NW Holbrook Ct.
- Tract FF: *Plat of ES3*, driveway area for Lots 196-198.
- Tract GG: *Plat of ES3*, driveway area for Lots 199-202.
- Tract HH: skipped
- Tract II: *Plat of ES4*, common area bordered by Lot 204, NW Chapin Dr., and the border with ES2.
- Tract JJ: *Plat of ES4*, this area borders the exterior Lots of NW Chapin Drive, from Lot 204 to Lot 236, and extends along NW Thompson Rd., the east border of Forest Heights, and NW Skyline Blvd., along with Lots 262-264.
- Track KK: *Plat of ES4*, NW Herrin Ct.
- Tract LL: *Plat of ES4*, bordered by NW Skyline Blvd, NW Chapin Drive, Lot 237, and plat of ES2.
- Tract MM: *Plat of ES4*, common area strip between Lots 238 and 239.
- Tract NN: *Plat of ES4*, part of the gully adjacent to Lot 261.
- Tract OO: *Plat of ES4*, NW Kelly Circle.
- Tract PP: *Plat of ES4*, landscape area between NW Kelly Circle and NW Skyline Blvd.
- Tract QQ: *Plat of ES4*, this open space tract borders Lot 264 and Skyline Blvd.
- Tract RR: *Plat of ES5*, NW Murdock St.
- Tract SS: *Plat of ES5*, NW McChesney Ct.
- Tract TT: *Plat of ES5*, this open space tract borders NW Thompson Rd., NW Miller Rd., NW Murdock St., Lots 265-269, and the plat of Thompson Heights.
- Tract UU: *Plat of ES5*, borders the southeastern side of Thompson Heights, NW Thompson Rd., the border of Forest Heights, and Lots 270-282 along with NW Murdock St.
- Tract VV: *Plat of ES5*, area behind Lots 284-286.
- Tract WW: *Plat of ES5*, borders Montara plat on the west, extends from NW Miller to east border of Forest Heights, encompasses creek area below Lots 287-311 and borders on the plat of ES7.
- Tract XX: *Plat of ES6*, borders plat of ES2 on east, NW Thompson Rd. on the south, and Lots 315-339.
- Tract YY: *Plat of ES6*, borders NW Lewis Lane on south, Lots 360-363 on east, and Alder Ridge HOA on north and west.
- Tract ZZ: *Plat of ES6*, bordered by NW Chapin Dr., Alder Ridge HOA, and Lots 363 and 364.
- Tract AAA: This is a tow truck.  
*Plat of ES6* borders NW Skyline Blvd. and Lots 364-368.
- Tract BBB: *Plat of ES6*, borders NW Skyline Blvd and Lots 369-374.
- Tract CCC: This is Clackamas Community College.  
*Plat of ES6*, open space strip between Lots 312 and 313.
- Tract DDD: *Plat of ES6*, common area circle at NW Mears Drive and NW Devoto Lane.

- Tract EEE: *Plat of ES6, NW Lewis Lane.*
- Tract FFF: *Plat of ES6, borders NW Devoto Lane, Lots 345-346, plat of ES8, and Alder Ridge HOA.*
- Tract GGG: *Plat of ES6, NW McGrath Ct.*
- Tract HHH: *Plat of ES6, 1 foot wide reserve strip at the edge of plat on NW Devoto Lane.*
- Tract III: *Plat of ES6, 1 foot wide reserve strip at the edge of plat on NW Riggs Dr.*
- Tract JJJ: *Plat of ES7, open space tract north of Lots 375-399, bordered by ES5 on the north and The Gables on the west.*
- Tract KKK: *Plat of ES7, open space tract borders plat of Forest Ridge on the south, and borders Lots 404-405, 418-421, 424-436 and plat of Mill Creek.*
- Tract LLL: *Plat of ES7, NW Esson Ct.*
- Tract MMM: *Plat of ES7, NW Rockwell Lane.*
- Tract NNN: skipped
- Tract OOO: *Plat of ES8, common open space tract from Lot 460 to western border, around the water tower area, and to the west of Lots 437-442.*
- Tract PPP: *Plat of ES8, NW Langworthy Terrace from Lots 454-459.*
- Tract QQQ: *Plat of ES8, NW Langworthy Terrace from Lots 448-454. This does not include the area that goes up between Lots 445-446 and above 443-447.*
- Tract RRR: *Plat of ES8, NW Upton Ct. This does not include the area that goes up between Lots 470 and 471 and above Lots 471-473.*
- Tract SSS: Sounds like a rattlesnake to me.  
*Plat of ES8, the landscape area bordered by the switchback on NW Devoto Lane and Lot 480.*
- Tract TTT: *Plat of ES8, borders NW Devoto Lane, plat of ES6, Lot 474 and Alder Ridge HOA.*
- Tract UUU: *Plat of ES8, borders NW Thompson Rd., plat of ES6, NW Devoto Lane, and Lots 475-480.*
- Tract VVV: *Plat of ES8, borders Lots 447-448, 459, NW Langworthy Terrace, NW Devoto Lane, and Lots 464, 469-470, and Alder Ridge HOA.*
- Tract WWW: *Plat of ES8, bordered by NW Devoto Lane, Lot 463, NW Langworthy Terrace and the southern border of ES8.*

**Footnote:**

This document will be updated yearly.