

SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622

**SCOTT
MOUNTAIN**
HOMEOWNERS ASSOCIATION

**Spring 2013
Newsletter**



Eagle Landing Project

Submitted By Nancy Hall

Developer Neil Nedelisky came to the October 2012 SMHOA meeting to give his vision of the Eagle Landing project. This development is to be built on the vacant land across from New Hope Church, bordered by Monterey and Stevens Road. New Hope Church and the Steven's Orchard Apartments would be demolished and that land also incorporated into the development.

This is a massive development. The Eagle Landing brochure states it is "projected to be one of the largest mixed use centers in the state of Oregon." The drawings and model of the project show multiple 8 to 10 story buildings, a civic center that seats up to 2,000 on the main floor, office, retail, residential spaces and parking for at least 5,000 cars.

The Eagle Landing developers submitted a traffic analysis to the County. The traffic study ended its analysis to the north at Causey and Stevens Road. It did not include what is just on the other side of this intersection -- namely, the school, fire station, and our homes. In fact none of these places made it into the traffic study or even appear on the map.

This development will have a major impact on our neighborhood. I believe cut through traffic will increase substantially on the neighborhood streets of Stevens, 99th and 96th. Crime may increase, noise certainly will.

The zone change has been finalized for the Eagle Landing development. I urge you to visit the New Hope Church and request to view the scale model of the project. Our neighborhood can not afford to be complacent. Contact Nancy Hall at thumbsup17@netzero.net.

Holiday Lighting Contest 2012

This year's Holiday Lighting Contest created a very festive atmosphere in our neighborhood. A big thanks to everyone who participated in decorating their homes.

The Winners

Holiday Spirit - 9963 SE Nancy Ct.

Creative Design - 10217 SE 99th Dr.

Color Explosion - 10496 SE 98th Ct.

Griswold Special - 9835 SE Derek Ct.

Best Overall - 10075 SE Stevens Ct.



Spring Cleanup

Dumpsters will be available for your spring yard cleanup on Friday, May 4th, through the weekend. They will be located on streets within the SMHOA area. These boxes are to be used for green space and yard debris only. **Please: No rocks, concrete, tires, waste, plastic, stumps or other material that is not yard debris.** Allowed debris includes leaves, weeds, grass clippings, pruning and branches less than 4" in diameter. Please fill the back of the box first and with larger branches, bushes, or small trees and cut off enough limbs so they lie flat. Homeowners near the drop box locations appreciate you cleaning up any mess on the ground.

Safety Committee Report

- **Please wear reflective** gear while walking or riding your bike on streets at night. It really makes a difference, so that drivers can see you.
- **Thank you** to the many who help keep our neighborhoods clean from trash that could be a hazard to all of us that exercise in the evenings on those roads.
- **After our first request** for speed bumps on 99th failed with the County when they viewed the results of the traffic counting strips, we are expecting another analysis through a radar slowing device in about three months. The screen will tell drivers of their current speed, as well as, let the County know if we have a speeding problem on 99th. There was a one-year waiting period for this test of our dangerous road.
- **While waiting** for the County's consideration of how to slow speeders on 99th, I encourage you to be cautious and take steps to be safe.



Jenny Shaffer
*Safety Committee
Chairperson*

Chris Runyard of Happy Fish Restoration Landscaping brought a crew of 7 people and planted over 300 new seedling trees in our green space east of 100th Dr. The trees are protected by blue plastic cones to help keep animals away and identify where the trees are for walkers.

On Saturday, March 2, someone took it upon themselves to pull a half dozen or more trees and cones out just behind Kela Ct. The cones were thrown around and the trees were no where to be found.

A lot of work has gone into this project so the HOA Board is asking that if you see anyone out in the green spaces vandalizing, please contact a board member with any information you can provide to identify the perpetrator. This is our neighborhood and green space, so let us all do our part to keep it a nice place to live.

300 Trees Planted



Living Within The Covenants

Written within the covenants that we all agreed to live by when we bought our homes, certain rules are established to make living in the Scott Mountain neighborhood more enjoyable. Here is a short list of violations that have been seen.

- *Repainting your house a different color before approval from the architectural committee.*
- *Dumping rubbish in the green spaces or along the pathways.*
- *Leaving trash cans at the curb.*
- *Cutting down trees that are in a protected class or native to the area.*
- *Adding on to your home without an architectural committee review.*
- *Not keeping your yard in good order.*
- *Not paying your dues.*
- *Parking vehicles on public right-of-ways within Scott Mountain for a period exceeding 24 hours.*
- *Vehicles in extreme disrepair parked on any lot, street, or common area for a period in excess of 48 hours.*

Written in our CCR's of the Scott Mountain HOA is a limit on what size of tree can be removed without approval from the Architectural Committee. Any tree over 6" in diameter at 5' needs that approval prior to its removal. If you would like to request the removal of a tree you can contact the Architectural Committee Chair at board@scottmountainhoa.com.

NEIGHBORHOOD WATCH

- As always, please keep a look out for strangers, unusual activity or different cars in your area and call the police if you are suspicious of anything.
- Please help keep the storm drains clear this fall.
- Please mind your noisy dogs, the HOA will be cracking down on this issue.
- Please report any street light malfunctions.

Walking Path Lights

The lights in the walking paths are now all working. The light posts have been numbered. If you are walking at night and notice a light that is not working, please make a note of the post number and report it to Jenny Shaffer at 503-380-8072 or jennylyu222@gmail.com and it will be taken care of. Thank you for your help.

Please Clean Up After Your Dog



As a courtesy to others, please be a responsible dog owner and clean up after your dog when walking in the neighborhood and our green spaces.

Annual Garage Sale

The Scott Mountain annual garage sale will be held Friday and Saturday, June 14 and 15 from 9 a.m. to 4 p.m. If you want to participate in the sale please RSVP by email to: board@scouttmountainhoa.com or call Carl Feague at 503-381-5561.



Carl Feague

President's Corner

Established June 18, 1975, the HOA has operated through the efforts of resident volunteers for the past 27 years. Our community of 249 homes still has many original owners, so it is not unusual, and is always a pleasure, to meet a former board member. Yet, to many, the operation of the HOA board is a mystery. Let me assure you that your board is comprised of people just like you. The moms and dads, professionals and retirees, that comprise the board, are all making time in their busy lives to give back to the community. So come to a meeting, read the newsletters, "like" us on Facebook (under Scott Mountain Home Owners Association) and check out our new website (at www.scottmountainhoa.com) to learn more. Lots of good things are happening.

As with most contracts, the SMHOA covenants and bylaws can be open for interpretation. It is our interpretation that the board does not exist for the purpose of collecting fines. However, an important element of the HOA is the enforcement of these covenants and bylaws. For minor violations the typical process is: notification with an "informal" letter, followed by a "formal" letter and finally a "fine" letter. When appropriate, a board member may visit the homeowner. In extreme situations a lien may be placed on the property. If you receive a letter, please correct the concern or at least communicate with us about what is going on.

John Chapman

Treasurer's Report March 2013

There are 249 households in the Scott Mountain Homeowners Association, and each is required by law to make a yearly association dues payment. Invoices go out in May of each year, and the fiscal year covers May 1 to April 30. The good news is that 90% of the households are paid up and current, or are making payments on their dues. The bad news is that 10% are not. Here is the breakdown of the number of households in each category:

217 -- Households that are current.

8 -- Households that are making partial payments.

Total = 225 Homeowners, thank you!

19 -- Households that are 1-3 years behind.

3 -- Households 5+ years behind (accounts turned over to the attorneys).

2 -- Households in foreclosure or bankruptcy.

Total = 24 Homeowners

Expect your Scott Mountain dues invoice in mid May. We thank all the homeowners who have paid their dues. For those of you who haven't, we hope you will get in touch with us so we can work out a payment plan. We don't like to take extreme measures, but as a last resort we can record a lien on any home that refuses to pay homeowner dues, and this can get expensive for the homeowner. If you have any questions about your account, please contact John Chapman at: treasurer.scottmountain@gmail.com



Scott Mountain Home Owners Association

P.O. Box 622

Clackamas, OR 97086

board@scottmountainhoa.com



Board of Directors Officers

Carl Feague

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Ted Seble

Vice President, 503-774-3730

Dave Gilman

Secretary, 503-659-0756

John Chapman

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Dennis Shaffer,
Newsletter