

SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622

SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

Spring 2014 Newsletter



Last month this sign was posted for our neighbors on SE 100th Dr. when a water main busted for the fourth time.



Jim Graham

SMHOA's Policy On Barking Dogs

This article addresses the annoyance for neighbors of homeowners who own barking dogs. It is the leading source of complaints to volunteers who serve on the Scott Mtn. HOA Board of Directors.

After a complaint of a neighbor's barking dog is made to the HOA President, a letter is sent to the offending dog owner stating the problem. If the problem persists, the homeowner can be fined \$100 for each infraction.

If the situation continues, neighbors seeking peace and quiet can also file a complaint with Clackamas County Community Solutions at 503-655-8850. This agency will mail a letter and brochure to the dog's owner.

Another option is to call Clackamas County Animal Control at 503-655-8628. They will then first check to see if the animal is licensed at the address of the barking dog, and if not, they may initiate a fine.

At the present, there is no county code concerning barking dogs. However, the county is currently working on a proposal for consideration by the Board of County Commissioners to include continuous annoyance (barking). By the end of this year, creation of a code is expected to be finalized.

Suggested protocol has always been for bothered homeowners to talk to their neighbors about barking disturbances. As responsible pet owners, let's respect these neighbors and consider what we can do to minimize barking habits.



Jenny Shaffer

Safety Committee Report

Walkers, Bicyclists, Drivers

* Please take caution when traveling our local roads. There are many vehicles whose owners do not stop at the stop signs and who really drive just way too fast. Some of us have experienced close calls, and law enforcement has been made aware of our concerns.

* If I can suggest a great 10 minute walk to you, it would be 100th looping around and including 99th. Go a couple more and you have about a mile stroll ! A great way to de-stress your day.

* Also, Dennis and I would like to offer a tour of the primitive, natural walkway east of 100th, between Idleman and Hillcrest. A great way to see a hidden gem out our back doors.

* And if anyone would like a map emailed to them of our pathways through the neighborhood that have lights which our dues pay for --- contact me at jennyly222@gmail.com.



John Short

Architectural Committee Report

I have enjoyed my first few months on the Board and look forward to continuing to help make SMHOA a great place to live.

Please remember to review the covenants that we all agreed to when we purchased our homes.

The board has started a "meet and greet" of new home owners, to make sure they know how to access the SMHOA web page and are able to contact the Board members with any questions or concerns. Please welcome them to the neighborhood and be sure to say hi when you're out and about.

Just a few reminders of what needs Architectural review:

- Tree removal — Any tree 6 inches in diameter or larger at 5 foot high.
- Additions to your home.
- Repainting your house a different color.

Thanks and please feel free to reach out and contact me with any questions.

Annual Neighborhood Yard Sale

It's that time of year once again to clean out your closets, cabinets, garage and storage sheds and get ready for the Scott Mtn. Homeowners Association annual yard and garage sale. This year the sale will be held Fri. & Sat., May 16-17, 9 a.m. to 4 p.m. This is earlier than Happy Valley's sale which is expected to be on Father's Day weekend in June.

We are holding the sale earlier in hopes of a better attendance than we had last year. The HOA will place a small ad on Craig's List. Participants can help by also placing an ad on Craig's List or in the Oregonian to help attract buyers. Please hang a balloon on your mailbox to identify you as a seller.

Please RSVP by email to board@scottmountainhoa.com or call Ted Seble at 503-774-3730 if you are going to participate.

Holiday Lighting Contest

Judges Carl Feague and Jay Moffit had some tough decisions to make but awarded the following addresses for their efforts.

Best Overall — 9963 SE Nancy Ct.
Holiday Spirit — 10075 SE Steven
Griswold — 9835 SE Derek Ct.
Creative Design — 10217 SE Derek Ct.
Color Explosion — 10496 SE 98th

The neighborhood was well lit and festive over the holiday season with great participation in the annual holiday lighting contest. Thank you all for a great display of lights!

Spring Dumpsters

Dumpsters will be available for your spring yard cleanup on Friday, May 2, through the weekend. They will be located on: 96th Ct. near 10757 — King Way, near 9727 SE King Way — 99th Dr., near 10312 SE 99th Dr. — Nancy Ct., near 9913 SE Nancy Ct. — 100th Dr., near 10126 SE 100th Dr.

The dumpsters 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 include 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 lay flat.

Homeowners near the drop box locations appreciate you cleaning up any mess on the ground.

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 after pickup — Storing trash cans in view from the street — Adding on to your home without an architectural committee review — Not keeping your yard in good order — Not paying your dues — Vehicles in extreme disrepair parked on any lot, street, or common area for a period in excess of 48 hours — Cutting down trees that are in a protected class or native to the area — Any tree over 6" in diameter at 5' needs approval prior to its removal.*

A complete copy of the covenants and other information about the SMHOA can be found on our website:

www.scottmountainhoa.com

Eagle Landing Update

In January 2014, the HOA sent a letter to the County Traffic Engineer managing the Eagle Landing project. County Commissioners also received a copy of the letter. The letter explained the deficiencies of the current Eagle Landing traffic study and detailed the likely impacts to our neighborhood by the site generated traffic. (The existing Eagle Landing traffic study terminates its analysis north of the site at Causey and Stevens Road.)

The HOA insisted on the need for a new traffic study that includes our neighborhood and extends north to the Johnson Creek interchange. The letter also advocated traffic mitigation for our neighborhood be a component of the study. As of this writing, no response has been received from the County. One important element is the letter puts us on the record and makes it unlikely that our concerns will be ignored in the future build-out of Eagle Landing.

Our neighborhood wasn't the only entity left out of the traffic study — so was the Mt. Scott Elementary School. I took advantage of the February Parent/Teacher meeting to broach the subject. I briefly explained the situation and suggested that the school also send a letter to the Traffic Engineer. Hopefully they will follow through. Eagle Landing traffic is going to have a major impact on the school and our area. It's reasonable to predict that Eagle Landing traffic will use Stevens Road as an alternative to bypass the congestion on Sunnyside Road. This makes our neighborhood streets the cut-through corridor for Eagle Landing traffic.

If you have children attending Mt. Scott Elementary, consider going to a PTO meeting. They were a nice group of people working hard for the kids. Beware though — you have to sit on "little people" chairs!

Submitted by Nancy Hall



Dennis Shaffer

President's Corner

At the annual Board meeting in November 2013, I accepted the job as President of the Scott Mountain Homeowners Association for the 2014 year. I consider it both an honor and a pleasure to serve the 249 homeowners within the association. I would like to thank the outgoing President, **Carl Feague**, for his three years of service on the Board as its President. It is my goal to continue his work to the best of my abilities.

We have added two new Board members, **John Short** and **Nancy Hall**. John will be heading up the Architectural Committee which was vacated by **Jay Moffit** who has volunteered as a member of the Board for 6 years. Thank you Jay for your service! Nancy will be the new Director at Large and concentrating on keeping us updated on the Eagle Landing project in the making.

Street Parking

Some families within the SMHOA have multiple cars which have to be parked on the streets. Please have consideration for your neighbors and do not park in front of their homes. Let them have their space to accommodate family and friends that come to visit.

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We meet monthly except Dec. and Aug. on the 1st Tues. at 7 p.m. at the fire station. Meetings are open to all and you are encouraged to voice your concerns.

Treasurer's Report

Your annual homeowners association dues will be coming in the mail in May. If you've wondered where your money goes, here is a percentage breakdown of our yearly budget for the previous 12 months.



John Chapman

- **7% Electric** — For the power supplied to our street lights and path lights.
- **14% Insurance** — For liability coverage for our open spaces and paths.
- **21% Landscape** — Clean up the walking paths, inspect/clean drains and clean up after fall & spring dumpsters are removed. We also maintain the front yards of homes that are vacant and in foreclosure. (This service is charged back to the property.)
- **5% Path maintenance and repair** — Maintaining the various walking paths in our neighborhoods.
- **16% Spring and Fall dumpsters** — Providing dumpsters at various locations around Scott Mountain so homeowners can get rid of yard debris.
- **28% Open space management** — Maintaining the forested open spaces southwest of King Way and east of 100th Drive/southeast of 99th Drive.
- **9% Administration** — Newsletters, invoices, Christmas lighting contest and bill collection.

Your 2014-15 invoice should arrive around May 9. You can deduct 3% if your bill is mailed by May 24.

Volunteers Needed

We are looking for volunteers to help clean up our common areas of trash. If interested, please contact Jenny at 503-380-8072.

Scott Mountain Home Owners Association

P.O. Box 622

Clackamas, OR 97086

board@scottmountainhoa.com

Board of Directors

Officers

Dennis Shaffer

President, 503-680-0056

Ted Seble

Vice President, 503-774-3730

Dave Gilman

Secretary, 503-659-0756

John Chapman

Treasurer, 503-704-1981

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Architectural, 503-772-5362

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Covenants, 503-654-3459

Jim Graham, Chair,

Environmental, 503-774-5527

Jenny Shaffer, Chair

Safety, 503-380-8072

Nancy Hall, Member

503-659-2449