

SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622



Carl Feague
President. SMHOA

In appreciation for their service to the Scott Mountain community and the board, SMHOA recently gifted a native Dogwood tree to long-time residents Dennis and Jenny Shaffer. The couple served as President and Environmental Chairperson respectively and were instrumental in many projects. It is only through selfless volunteerism that, working with the covenants and by-laws, the HOA is able to continue. If you have ever given thought to serving on the HOA, we will have openings effective January 1st.

The resurgence in the local housing market has made it cost-effective for developers to move forward with their high-density housing plans. Specifically, south of us along Stevens Rd., are the Eagle Landing (2.1 million square feet of retail compared to Clackamas Town Center's 1.4 million square feet) and the Steven's Creek Apartments (140 unit) projects. Just north of us, is the proposed Prestige Care nursing home (170 bed). The HOA has been proactive in protecting the reasonable traffic volume through our subdivision. We have insisted that developers include us in their traffic studies and utilized county traffic speed / volume data acquisition devices to establish a "before" baseline.

On-going HOA efforts include: green belt stewardship and covenant enforcement. Current projects include: grinding the sidewalk heaves along the four internal concrete paths and root cutting the storm drains in our green space.

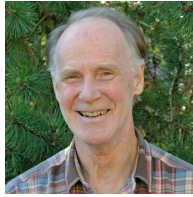
Be a good neighbor: help keep the storm drain near you clear of debris this fall.

Fall 2015 Newsletter



In Memory
Jenny Shaffer 1949 - 2015
A true friend to our community

Environmental Update



by Jim Graham

Forestry Management in Common Areas: We are now into the third year of our ongoing stewardship program with the Oregon Department of Forestry. You will notice visible results when walking through these wooded areas. Cutting, stripping, and treating stumps of invasive species is being done seasonally. This labor intensive service is currently provided by Mosaic Ecology, LLC and is supported through Scott Mountain Homeowners annual assessments.

If you would like to know more or have ideas of your own to share, please visit with your volunteer SMHOA board members. You are always welcome to attend meetings held at the Causey Road Fire Station. Monthly meetings are scheduled at 7:00 pm on the first Tuesday (except August and December).



Fall Dumpsters

Dumpsters will be available for your Fall yard cleanup on Friday, November 13, through the weekend. They will be placed at: 96th Ct. near 10757; 96th Ave. near 10558; Gia Ct. near 9905; Kela Pl. near 9911; King Way near 10493; 99th near 10312; 100th Dr. near 10246.

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.

Street Light Out?

If there is a streetlight out on your street, you can contact PGE and report it. Call 800-544-1795 and press 3. PGE will want the Map # and Pole Tag #; these will be on a round or oval metal tag that is on the pole.

Eagle Landing Report

by Nancy Hall

In March 2015, Clackamas County gave the Eagle Landing developers a discount worth millions on the Transportation System Development Charge. The County also gave the title to the Stevens Orchard Apartments, which the County owned, to the Eagle Landing developers for 2.4 million dollars. If the developers meet certain criteria, the County will refund their 2.4 million dollars.

The New Hope Church is slated for demolition and the land is to become part of the Eagle Landing project. The Church's land was in unincorporated Clackamas County. Shortly after receiving the County subsidies, the developers of Eagle Landing annexed the Church property into the City of Happy Valley. Now all the Eagle Landing property is in the City of Happy Valley.

In April 2015, the Eagle Landing developers filed their Master Plan with the City of Happy Valley. The City deemed the Master Plan application incomplete. Happy Valley sent a letter to the Eagle Landing developers with 10 items that need to be addressed in order for the Master Plan application to be complete – including paying the application fee. As of September 11th, the developers have paid their application fee, but have not submitted any of the additional required items to complete the application.

I mentioned in the Spring 2014 newsletter that the current (Aug. 2011) Eagle Landing traffic study was deficient. This is the same traffic study that the Eagle Landing developers submitted with their Master Plan application. The City of Happy Valley in reviewing the application has requested a revised Traffic Impact Analysis addressing scoping issues raised at an April 2015 meeting between the City and the County. (The public was not invited to attend that meeting).

The following is from the Clackamas Town Center Area Development Plan: "No. 19. Stevens Road widening; this roadway improvement project would widen Stevens Road from Sunnyside Avenue north to Idleman Road. Retail, hotel, restaurant, office, and church/convention traffic will substantially impact the 2-lane facility. This project may include turning bays as necessary and will substantially improve area circulation. Right-of-way acquisition may be necessary to implement the project." Note that this doesn't mention traffic from the over 1,000 residential units also at Eagle Landing. When a government agency is stating that traffic will be substantial we need to take notice. It's apparent that our neighborhood streets are being seen as a conduit for Eagle Landing traffic. It isn't just Stevens Road that will be impacted, but 99th, 96th and King Way as well.

Please get involved and protect your neighborhood.

Concerning Parked Trailers

We have sent letters to a number of homeowners recently regarding trailers in their driveway, front yard, or on the street. The Covenants require that any type of trailer, camper or boat must be behind an approved screen if it is to be stored on the property. If you have any questions, please email us at: board@scottmountainhoa.com

What are the Covenants?

The Covenants are the rules that every one of us has agreed to follow when we purchased our homes. Whether you have a loan on your home, or are free and clear of any mortgage debt, you have signed a deed that says you will follow the guidelines that were set down in 1975 when the Scott Mountain subdivision was first recorded. You can find a complete list of Covenants, Bylaws, Rules & Fines, and Rule Enforcement at the Scott Mountain Site: www.scottmountainhoa.com

Last Meeting of the Year

On Monday, November 3rd at 7:00 PM, we will have our last board meeting of the year. It's at the Fire Department, 9339 SE Causey Ave. Join us if you have any questions, or if you want to get involved!

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 drive carefully throughout the neighborhood.
- Please report any vandalism of newly planted seedlings in the green space.
- Please mind your noisy dogs. The HOA will be cracking down on this issue.
- Please report any street light or walking path light malfunctions.
- Please help keep the storm drains clear this rainy season.
- Watch out for coyotes. Don't leave your pets or food out.
- Lock your vehicles that are not in the garage day and night.
- Put your outgoing mail in a USPS box instead of your mailbox.
- Watch for poison oak while walking in the green spaces.

Holiday Lighting Contest

It's almost that time of year again! The Scott Mountain HOA Board will award 6 prizes to the home with the best Holiday Decorations. The 6 categories are: Grand Prize, Special Award, Creative Design, Color Explosion, Holiday Spirit and Griswold.

The Awards will be made during the week of December 14-18. A sign will be placed in the yard of each of the winners, and when we come back after January 1 to pick up the sign, the homeowner receives a \$30 gift card to Clackamas Town Center. Good Luck!

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

For your Safety

You may notice that concrete paths around our neighborhood have been marked with spray paint. This is to indicate where paths potentially need grinding to level the uneven areas. We will be grinding only those areas that are main paths and will not be doing the paths that lead to the green spaces that surround our development.

Please keep yard debris picked up, especially with our very dry summer. Yard debris that sits for too long and becomes extremely dry can become a safety issue.

Please keep bushes on street corners trimmed to 4 feet or lower to allow cars to see to turn.



While driving through our neighborhood please obey these signs and help keep our neighborhood safe for everyone.

Treasurer's Report

by John Chapman



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 81% of the households are paid up and current....the bad news is that 19% are not. Here is the breakdown of the number of households in each category:

201..... Households that are current....**Thank You!**
27.....Households that are 1 year behind.
14.....Households that are 2-3 years behind
1.....Households that are making partial payments.
4.....Households in Foreclosure or Bankruptcy.
2.....Households 5+ years behind (accounts turned over to the Attorneys).

Letters will be sent out to the homeowners who are more than a year behind in their dues. If you are one of these homeowners, and are having some financial challenges, please contact us. We can work out a delayed payment schedule and not charge the account monthly late fees. 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

Carl Feague

President, 503-381-5561

Ted Seble

Vice President, 503-774-3730

Dave Gilman

Secretary, 503-659-0756

John Chapman

Treasurer, 503-704-1981

John Short, Chair,

Architectural, 503-772-5362

Dan Otis, Chair,

Covenants, 503-654-3459

Jim Graham, Chair,

Environmental, 503-774-5527

Nancy Hall, Member

503-659-2449