

# SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622

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## Spring 2016 Newsletter



*After a long cold and wet winter the deer are enjoying the Spring foliage in the upper common area*

# A Doggie Tale



If you live near the King Way greenspace (aka Nancy's Northwoods), you may have noticed a stray dog hanging around last year. "It looks like a wild dingo" was the comment I heard from neighbors. Throughout the summer, I would sometimes see the dog on my walks. It was extremely skittish and wouldn't let people get too close.

I think it was November when I noticed garbage was strewn all along the greenspace trail. This went on for several weeks. Though I hadn't seen the dog in awhile, I wondered if it was the culprit. My neighbors confirmed they had seen a dog getting into garbage cans. Then I started seeing the dog more frequently along the trail in the greenspace. I noticed that it seemed to favor one particular trail leading into the woods. I got some dog food and set it out on that trail. It was gone the next day. I continued putting out food. I started calling for the dog. I named it "Dingo". After about a week of feeding and calling, the dog appeared from the woods. I fed the dog for about a month. It wouldn't come to me no matter how much I coaxed.

The weather was turning cold. Since I was unable to catch the dog, I called County dog services to get their help. They suggested a live animal trap. I reluctantly agreed to try the trap. For three days, I put the dog's food just barely inside the trap. Freezing temperatures came and I knew the dog had to be caught soon, so I decided the next day was 'B-Day'. The 'B' stood for bacon. I enhanced the dog's food with lovely thick sliced bacon and put the pan in the very back of the trap and waited. The dog came up and tried to knock over the trap to get to the food. It circled several times around the trap – then went in! My husband and I approached the cage. He was telling me to be careful and "not pet the dog's teeth". Actually the dog was very calm (and had eaten every bit of the food!). We got the dog back to the house and the County picked it up in short order. That night it snowed.

I waited a couple of weeks, then called to get a "Dingo" update. Someone from the County had remembered a missing dog from a rescue shelter. The County called the shelter. The shelter said it sounded like their missing dog. Sure enough it was and they picked up the dog. They were extremely surprised and happy to get the dog back. "Dingo" was in County custody only one day.

I was able to contact the rescue shelter and get the rest of the story. "Dingo" is a purebred Australian cattle dog. The breeder kept the dogs in cages most of the time. The dogs were afraid to be out of their cages. The breeder died and the County got possession of the dogs. In April 2015, the dogs went to a rescue shelter. "Dingo" was placed with a foster family in May 2015. They were walking her along Causey when an aggressive dog ran at "Dingo" and she backed out of her harness and ran away. She ended up in our greenspace. The shelter had been looking for her and had many sightings, but couldn't catch her. She finally succumbed to bacon and was trapped on January 2, 2016 – eight months later! Currently, "Dingo" is with a family who is planning to adopt her. I love a tale with a happy ending. A wagging tail.

*Submitted by Nancy Hall*



While driving through our neighborhood please obey these signs and help keep our neighborhood safe for everyone. The county has installed another speed radar sign on 99th to remind everyone to **slow down**.

## 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.

## 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.

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# Spring Dumpsters

We are pleased to announce that we will be continuing our tradition of having yard debris drop boxes spread throughout the area. We will be having them dropped May 6<sup>th</sup> through the weekend. The locations are as follows:

- 96<sup>th</sup> court near 10757
- 99<sup>th</sup> Dr. near 10312
- King Way near 9727
- 99<sup>th</sup> Dr. near Nancy Ct.
- 100<sup>th</sup> Dr. near 10126



Please remember that these boxes are for yard debris only so no concrete, plastic or rubber. The neighbors that endure the boxes near their home would greatly appreciate cleaning up after ourselves.

## Common Area Drainage Update

*by Jonathan Harbaugh  
Environmental Chair*

We have an HOA drain that has been blocked. Up until now, we have not known where this drain ends. After a lot of work and strategy sessions we now know where it starts and ends. The good news is we know where the blockage is and it is looking like it is contained to one spot in the line. We thought it would be blocked in numerous spots so it's better than expected. With a bit more camera work to do on the pipe and then we will be ready to mitigate the blockage. The blockage is a root ball from a tree above the pipe. This has been a long project well before I came on the team but it looks like we are nearing the end.

## 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](http://www.scottmountainhoa.com)**

## Eagle Landing Update

In November 2015, I discovered that the Eagle Landing project had fallen apart. According to the City of Happy Valley, the owner of the 17 acres (Veritas) east of Stevens Rd / south of Monterey, had withdrawn from the Master Plan application. As of January 28, 2016, the Master Plan application was returned to Veritas. The Master Plan that was filed with the City of Happy Valley in April 2015 has been invalidated.

The status of the Church side of the project is unclear. The April 2015 Master Plan covered a project that included the Church property and the vacant land across the street. Since one of the owners has pulled out, this means the "Church" will likely have to submit their own application. As of March 30, 2016, the owners of the Church property have not submitted anything to the City of Happy Valley.

However, the City of Happy Valley did report activity concerning the 17 acres east of Stevens Rd. The applicant (Greenlight Development) has scheduled a pre-application conference to discuss transportation / land use planning issues. We need to continue to monitor the situation.

*Submitted by Nancy Hall*





# President's Corner

Nearly forty years in, SMHOA continues to contribute to the community through its volunteers. Most residence give little thought to the management of their immediate neighborhood, but I take comfort in the knowledge that a diverse group of board members set aside a few hours a month to manage one of the nicest places I know of.

Most residence know about the asphalt walking paths in our 13 acres of urban forest. Many, however, do not know about the wilderness area on our east border running between Idleman on the north and Hillcrest on the south. It's an unmaintained dirt path that winds through sections of new plantings along with older growth giants. We have foot bridges and quiet solitude. Access can be had through the concrete access paths in the east cul-de-sacs (Cleone, Stevens, Kela, etc). See "Misc" then "Map" on the HOA website.

As with most relationships, the most common issues arise from a lack of communication. If you, or a neighbor you know, is considering a material change to the appearance of your home or yard, reach out to the board. We are responsive and will help you avoid common covenant violations.

SMHOA president  
Carl Feague

*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.*

# Volunteers Needed

We are looking for volunteers to help with the removal of the blue cones protecting the new trees that were planted in the upper common area. We will be meeting at 10 a.m. on June 11th at the Cleone St. pathway. With enough help this should only take a couple of hours.

## Scott Mountain Home Owners Association

P.O. Box 622  
Clackamas, OR 97086  
[board@scottmountainhoa.com](mailto:board@scottmountainhoa.com)

### Board of Directors Officers

**Carl Feague**

President, 503-381-5561

**Dennis Shaffer**

Vice President, 503-680-0056

**Dave Gilman**

Secretary, 503-659-0756

**John Chapman**

Treasurer, 503-704-1981

### COMMITTEE CHAIRS

**John Short**, Chair,

Architectural, 503-772-5362

**Jonathan Harbaugh**, Chair,

Environmental, 971-207-0789

**Nancy Hall**, Member

503-659-2449

# 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



## Scott Mountain Homeowners Association Projected Budget 2016-17

Electric	\$1,700
Insurance	\$3,300
Landscape Maintenance	\$5,700
Dumpsters (Spring & Fall)	\$3,400
Drain Cleaning/Repair	\$6,000
Open Space Maintenance	\$3,000
Newsletters & Billing	\$2,000
Misc Projects	<u>\$1,500</u>
<b>Total</b>	<b>\$26,600</b>

Dues for the 2016-17 year are \$110.00 per household.  
Invoices will go out the first week of May, and are due by May 30, 2016.

**John Chapman, Treasurer**