

SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622

Fall 2017 Newsletter

Annual Meeting Nov 7, 2017 *3 Open Seats on the Board*

The Scott Mountain HOA annual meeting will be held 7PM on November 7th at the Fire Station 9339 SE Causey Ave. All homeowners are invited to attend, vote on new board members, and may nominate themselves for the board. This is your chance to provide input to the Homeowners Association and give back to the community.

Each annual meeting we elect new members to the board and then select board officers for the next year. Board members serve a three-year term and officers are elected each year.

In addition, we will have a presentation from Clackamas Fire District. The SMHOA board looks forward to seeing you there!



Presidents Corner

Neil Gavrich

Once again, I am amazed that the year is nearly over. I joined the board at the end of last year along with a number of new members & figure this is a good opportunity to review some of the HOA board activities.

- We held a successful green space cleanup, which, I hope we can do twice next year.
- After months of discussion, the board is finalizing a project to replace the 20 path lights with long life high efficiency LED lamps. (Est. 12yr bulb life)
- The website is being revamped on a new host site & we have Facebook page. <https://www.facebook.com/Scott-Mountain-HOA-175587899685681/>
- This November's annual meeting we will elect three new board members. If you have interest, I highly encourage you to attend to be nominated for the board.

Your HOA Website is Working for You!

Thomas Spathas

To get the latest news about your HOA go to www.scottmountainhoa.com You will find current neighborhood news, meeting schedules, minutes from past meetings, photos from the history of our neighborhood, and copies of the Covenants & Bylaws. You can even directly contact the Scott Mountain HOA Board Members for any reason with a single click!

Be sure to check out the "Photos from the Past" to see historical photos of our little corner of paradise. The website is regularly updated, and will be undergoing a facelift this Winter. We are planning to add a calendar for events and activities in the Scott Mountain HOA area, as well as links to helpful websites for the community. If you have photos, articles or ideas you would like to submit, please contact Thomas at board@scottmountainhoa.com

Fall Dumpsters

We are pleased to announce that we are continuing our tradition of having yard debris drop boxes spread through out the area. Dumpsters will be available for Fall yard cleanup on **Friday, November 10 through the weekend.**

Locations:

- 96th Ave. near ???
- 96th Ave. near 10558
- Gia Ct. near 9905
- Kela Pl. near 9911
- King Way near 10493
- 99th near 10312
- 100th Dr. near 10246

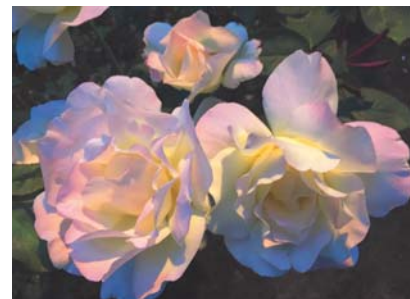


The dumpsters are to be used for green space and yard debris only.

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 with larger branches, bushes or small trees and cut off enough limbs so they lay flat.





1st Annual Neighborhood Green Space Clean-up

Suzanne Merritt

September 16th kicked off the Scott Mountain HOA's 1st Annual Green Space Clean-up. What a great turn out of people! This year we focused on the green space between Cleone Ct. and Gia Ct. We pulled ivy, cleared trail paths and met some great neighbors!

The SMHOA Board would like to do this twice a year if there is enough interest. Come to our monthly meetings on the 1st Tuesday of the month to let us know what you think

Check out the website for more photos.



Holiday Lights Contest

It's almost that time of year again!

The SMHOA Board will award prizes to 6 homes voted the best holiday decorations. Categories are: Grand Prize, Special Award, Creative Design, Color Explosion, Holiday Spirit & Griswold.

A sign is placed in the yard of each winner during the week of Dec. 17th-23rd. When we come back to pick-up the sign after January 1, the homeowner receives a \$30 gift card to Clackamas Town Center.

Good Luck!

Living Within 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. Here is a short list of violations that have been seen:

Painting your house a different color or adding to your home before architectural committee approval, Keeping non-domesticated animals, Storing trash cans in view of the street, not keeping yard in good order, not paying dues, vehicles in disrepair parked on any lots, street or common area over 48 hours, removal of trees in a protected class or native to the area,- Any tree over 6" in diameter or 5' needs approval prior to removal.

**A complete copy of the covenants
and other info can be found at
www.scottmountainhoa.com**

Homeowner's Dues

John Chapman

Thanks to the vast majority of Scott Mountain Homeowners who pay their HOA dues every year! Occasionally, homeowners may forget & end up paying a late fee the following year. However, a few decide that they either don't want or don't feel they have to pay, which can end up being very costly to them.

We had a recent home sale in the Scott Mountain HOA where the homeowners did not pay their dues for 12 years. The back dues owed were about \$1,000. However, the 12 years of accruing late fees at 18% per year, were over \$2,300. In the end, a total of \$3,300 of the sale's proceeds was paid out to SMHOA and didn't go to the seller.

I'm sure the seller wasn't happy about it, but the fact is that every homeowner in the Scott Mountain Home Owner's Association signed a deed that obligates them to pay their HOA dues. When homeowners don't pay, we charge a late fee of 18% per year, and as the years go by, this really adds up. So please, pay your homeowner dues, and we all come out ahead.

Eagle Landing Update

Nancy Hall

As the HOA newsletter goes to press, we are a few days away from the Eagle Landing hearing in front of the Happy Valley City Council. Details of the hearing will be posted later on the HOA website under the Eagle Landing heading.

Street Light Out?

If there is a streetlight out on your road, please contact PGE to 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.



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

Scott Mountain Home Owners Association

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Board of Directors

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