

SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622

SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

Spring 2017 Newsletter



**The 2017 SMHOA
Board Members are**

L to R Standing:

*Jonathon Harbaugh
Nancy Hall
Bob Stallman
Neil Gavrich
Suzanne Merritt
Jonathon Handsaker*

L to R Seated:

*Josh Gavrich
Dave Gilman
John Chapman*



Drain Project Complete

The work took three days. The initial 15 foot trench revealed a drain pipe that was, over almost 40 years, completely blocked by a mass of roots. The contractor was able to remove some of the roots, and could get the cable camera another 15 feet in, but no further. The decision was made to excavate another 15 feet, at which point we found more root mass, but of a less dense nature. The camera was able to make it's way through and it revealed the roots extended about 90 feet of the remaining 190 feet of pipe before the lower clean out. Given that this mass of root was not as dense as the initial obstructions, they brought in a jetter/cutter on the third day and were successful in cleaning out all of the remaining root mass. The pipe was not damaged in any way, all the blockage was due to the roots.

Photos Please!

A new feature is coming soon to the HOA website. It was suggested that we have a place on the website where historical photos could be displayed. We are particularly interested in receiving photos of when our development was under construction. Maybe you have photos of when your house was being built. Or the day you finally got to move in! Photos of the surrounding area are of great interest too. Do you have earlier photos of Sunnyside Road? Or how about pictures of what it looked like before New Hope Church or the school was built. You get the idea. To kick off the campaign, we are in the process of obtaining permission from the Oregon Historical Society to display on our website an early photo of Mt Scott. We hope to have the photo on display soon. Those of us who are not Scott Mt "pioneers" may have photos to offer too. As an example, I took photos of when light rail was being built down by Johnson Creek Blvd. I even climbed "Rat Hill" to get a better shot. Rat Hill is next to the northbound freeway on ramp at Johnson Creek. There were so many rat holes there that I think Vector Control must be afraid to venture there. I persevered nevertheless (while wishing I had a terrier by my side) and got some photos. I will find and post them. Please join the effort to preserve the history of the neighborhood. Please look through your photos for ones that tell the tale of the area. Then submit copies to the HOA. All of us in the neighborhood and our posterity will appreciate it!



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

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.

Eagle Landing Update

Since the last newsletter there have been many 'stops and starts' with the Eagle Landing project. The former Master Plan was withdrawn on March 6, 2017 and the same day a revised Master Plan was submitted. The new Master Plan can be viewed at the Scott Mt HOA website.

The current plan is to build 695,000 sqft of mixed use development. The plan shows 50,000 sqft of office, 70,000 sqft of retail, a 125 unit hotel, and 500 condominiums. On site parking spaces would number 1,493. This would all be built on the vacant undeveloped land east of the Church. The Church property is not involved at this time and is shown on their map as "Future Development".

Traffic is the stumbling block for this development and is the big issue for our nearby neighborhood. The various traffic engineers have not yet weighed in on the new Master Plan. We should note one comment in particular from the County traffic engineers in their letter of November 18, 2016 to the City of Happy Valley regarding Eagle Landing. It's number 6 J and states: "The TIA (traffic impact analysis) reports substantial increases to traffic volumes on both Valley View Terrace and Stevens Road north of Hillcrest, two County collector roadways that are not constructed to County standards and are largely residential in nature."

Page 37 in the Master Plan shows access points into the proposed development. Do a 'test drive' to the site. What road(s) do you think drivers will take to arrive and leave the site, considering the congestion on Sunnyside Road? Page 7 of the Master Plan gives an indication of what to expect. The first sentence states: "For this study, DEA (David Evans and Assoc.) focused its analysis on roadways that would directly serve the currently proposed Eagle Landing development as well as secondary roadways that could potentially be impacted." (Further down the page) "The study intersections are along arterial as well as collector roadways. The applicable collector routes within the study area are Causey Road, William Otty Road, Valley View Terrace and sections of Stevens Road. These collector routes are important for moving traffic from local streets to arterial roads." (Final sentence) "The short section of Monterey Avenue (east of Stevens Road) is a neighborhood roadway. This local road is expected to provide direct access to the proposed Eagle Landing development." It appears neighborhood roads will be major players in moving Eagle Landing traffic.

Prior Zone Change Conditions of Approval is the topic on page 49 of the Master Plan. A few quotes of interest: "Prior to 2012, the zoning allowed for the construction of up to 750,000 sqft of development without any conditions." (Next paragraph) "As this TIS summarizes the impacts of the first 695,000 sqft of development, it is assumed that the mitigations identified in the zone change completed in 2012 will only apply to development levels beyond the 750,000 sqft threshold." (Part of last paragraph) "A parallel application to amend the 2012 zone change conditions of approval is being submitted to the City of Happy Valley that will amend the conditions of approval to apply to any development beyond the previously approved 750,000 sqft." One of the main conditions of the 2012 zone change was for Eagle Landing to construct a connector road between Schumacher and Monterey. This road would cut through the Church parking lot and connect with the roundabout. Access to the Eagle Landing site is very limited. Traffic has increased since 2012 and this road is crucial for traffic circulation to and from the site. Eagle Landing must build this road to take pressure off surrounding roads. This particular condition of approval should not be allowed to be nullified by their zone change amendment application.

I will be updating the HOA website as things progress. Stay tuned

Submitted by Nancy Hall

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 5th through the weekend. The locations are as follows:

- 96th court near 10757
- 99th Dr. near 10312
- King Way near 9727
- 99th Dr. near Nancy Ct.
- 100th 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.

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

President's Corner



As you may recall from the Fall newsletter the board was contemplating hiring a company to assist with management of the HOA. Keeping the board as volunteer neighbors helping each other was important to me so I took this as my impetus to get more involved and was elected to the board along with Suzanne, Josh, and Jonathan as new board members, and Thomas joined us as manager of our website. I look forward to serving with them and the other board members.

Some items we are working on currently are: Updates to the HOA website including email announcements, conversion of HOA managed path lights to high efficiency LED lights, and an upcoming common area work day. If you are interested in joining us for our work day please keep an eye on HOA website for details.

If you have any issues you wish to bring to the board I encourage you to attend one of our upcoming meetings or send us an email.

Lighting Contest Winners

1. Grand Prize 9963 SE Nancy Ct
2. Special Award 10217 SE 99th Dr
3. Creative Design 9835/9855 Derek Ct.
4. Color Explosion 10832 SE Stacy Ct
5. Holiday Spirit 10075 SE Stevens Ct

Scott Mountain Home Owners Association

P.O. Box 622
Clackamas, OR 97086
board@scottmountainhoa.com

Board of Directors Officers

Neil Gavrich

President, 973-943-9380

Suzanne Merritt

Vice President, 619-504-6551

Dave Gilman

Secretary, 503-659-0756

John Chapman

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Jonathan Harbaugh, Chair,

Environmental, 971-207-0789

Jonathan Handsaker, Chair,

Covenants, 503-522-0644

Bob Stallman Chair,

Safety, 503-774-4863

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 breakdown of our yearly budget for the previous 12 months.



Scott Mountain Homeowners Association Projected Budget 2017-18

Electric	\$1,800
Insurance	\$3,500
Landscape Maintenance	\$5,000
Dumpsters (Spring & Fall)	\$4,000
Drain Cleaning/Repair	\$1,000
Open Space Costs	\$7,500
Newsletters & Billing	\$1,750
Misc Projects	<u>\$2,000</u>
Total	\$26,550

Dues for the 2017-18 year are \$115.00 per household.

Invoices will go out the first week of May, and are due by May 31, 2017.

John Chapman, Treasurer

treasurer.scottmountain@gmail.com