

President's Corner

by Neil Gavrich

As fall once again descends on Mt. Scott, I think back to all the wonderful work our HOA Board has done and the great changes we have already seen this year:

The new picnic table, our summer project, really improved the look of the green space and has gotten a lot of use. Our Inaugural National Night Out Block Party was in August and there was great neighborhood turnout! We had a fun visit from the Clackamas Fire & Sheriff's Department and our community raised \$78 for their K-9 unit. A big thanks to Vanessa and Kelly Gavrich for planning & organizing the event!

We also had two new Board members this year: Khristina A. Powell joined in September and Natalie Harbaugh joined this summer. Both are up for re-election to their positions for a full term at our Annual Meeting in November, along with Jonathan Handsaker.

I look forward to seeing you all in the neighborhood or at our upcoming Annual Meeting. As always, if you have any questions or concerns, please reach out to me or the other Board members.

"...I think back to all the wonderful work our HOA Board has done and the great changes we have already seen this year..."

Living Within The Covenants

The Covenants are the rules that every one of us has agreed to follow when we purchased our homes in this neighborhood. These rules were established to ensure we live in a community we can all be proud of. As a homeowner in Scott Mountain HOA, you have signed a deed that states you will follow the guidelines that were set down in 1975 when the Scott Mountain subdivision was first established. The following is a short list of the most common covenant violations handled by the Board or are brought forth as homeowner concerns:

Painting your house a different color or adding to your home before Architectural Committee approval (includes roofing, fences, sheds) • Animals not being reasonably controlled • Short term rentals less than 30 days in length • Leaving trash cans on the street more than 24hrs after pickup • Not maintaining your yard in good order (no rubbish/cars parked on yards) • Vehicles in disrepair parked on a lot or street over 48 hours • Non-payment of HOA dues • Removal of trees over 6" in diameter measured 5' above ground without prior approval.

Help us keep our neighborhood in good order by following the Covenants & Bylaws.



Scott Mountain HOA

board@scottmountainhoa.com

BOARD MEMBERS

Officers

Neil Gavrich, *President*
973-943-9380

Khristina A. Powell, *Vice President*
215-219-7257

James Allen, *Secretary*
503-380-9187

John Chapman, *Treasurer*
503-704-1981

Committee Chairs

Josh Gavrich, *Architectural*
775-338-2669

Natalie Harbaugh, *Environment*
503-407-1032

Jonathan Handsaker, *Covenants*
503-522-0644

Steve Schroeder, *Safety*
503-754-7761

Nancy Hall, *Member*
503-659-2449



Neighborhood Watch in Scott Mountain

Here are some tips & reminders on how to keep our community safe and in good working order:

- Please drive carefully, and follow the traffic signs and speed limits posted throughout the area.
- Make sure you are appropriately stopping for our school buses.
- There have been some reported incidents of in-car theft. Make sure you lock your vehicles when parked outside your garage.
- Coyotes have been sighted, so keep your small pets indoors.
- Take advantage of the Fall Yard Debris Dumpsters to clear out any gutter or storm drain debris.
- Keep rodents & pests at bay by not leaving trash/food out.
- Go over your Disaster Preparedness Plan with your household.
- If a streetlight is out, you can report it to PGE. Call 800-544-1795, press 3. PGE will want the Map # & Pole Tag # located on a round/oval tag on the pole.
- *See something, say something—if you see any unusual activity, please contact the local police.*

*Clackamas County Sheriff's Office Non-Emergency Line: 503-655-8211
For emergencies, please call 911*

Eagle Landing Update

by Nancy Hall

There is a hearing in front of the Happy Valley Planning Commission on Tuesday, Oct 9 at 7pm.

Please refer to the website for more details on this project and how the development in Happy Valley will affect us.

www.eaglelanding.us

*Like the newsletter's new look?
Have ideas on topics to cover?
Send an email to:
board@scottmountainHOA.com*

HOA Annual Meeting Notice & Board Elections by Neil Gavrich

General meetings are held at 7pm on the 1st Tuesday of the month (except in Aug & Dec) at the Fire Station on 9339 SE Causey Ave. The last meeting for 2018 is **Nov 6**, which is also the Annual Meeting when elections for Board members occur. Please join us & make your voice heard!



How do the elections work?

The nine-member Board has rotating terms for its Officers & Committee Chairs. Each year, three Board members' terms end, requiring an election for new Board members to be held at the Annual Meeting. The three Board members whose terms expire at the end of 2018 are each eligible for election to an additional term. All meeting attendees are welcome to nominate a homeowner, including themselves, to the Board.

The individuals elected on Nov 6 will serve a three-year term through 2021. The newly-configured Board will vote on Officer positions and Committee assignments for 2019 at the Jan meeting.

SCOTT MOUNTAIN BLOCK PARTY!

NATIONAL NIGHT OUT
AUGUST, 7TH
5PM-8PM



Pictures from our 2018 National Night Out Scott Mountain Block Party

Get To Know Your SMHOA Board Members!

Your SMHOA Officers & Committee Chairs are volunteers who live in Scott Mountain and are passionate about this community. Read on to learn a bit more about each of us.



FRONT: Khristina - VP; James - Secretary; John - Treasurer

BACK: Josh - Architectural; Neil - President; Thomas - Web; Steve - Safety; Jonathan - Covenants; Natalie - Environment
(Missing: Nancy - Eagle Landing Updates)

Neil

Lived in SM for 3 years.
Fave fall bevvie is a fresh hop IPA.

Khristina

Lived in SM for 1.5 years.
Fave fall bevvie is cabernet sauv or Blue Moon.

James

Lived in SM for over 1 year.
Fave fall bevvie is champagne.

John

Lived in SM for 9 years.
Fave fall bevvie is a Manhattan or pinot noir.

Thomas

Lived in SM for 5 years.
Fave fall bevvie is hot chocolate or Scotch.

Josh

Lived in SM for 6 years.
Fave fall bevvie is a cold IPA.

Natalie

Lived in SM for 5 years.
Fave fall bevvie is hot apple cider.

Jonathan

Lived in SM for 2.5 years.
Fave fall bevvie is Syrah.

Steve

Lived in SM for 3 years.
Fave fall bevvie is black coffee.

Nancy

Lived in SM for 13 years.
Fave fall bevvie is hot chocolate.

Important Dates & Events

by Khristina A. Powell



Fall Yard Debris Dumpsters

will be in our neighborhood from Fri, Nov 2 - Mon, Nov 5. *Please do not put anything that is not yard debris (eg. no rocks, tires, concrete, plastic) in dumpsters.*

8 Locations this year!

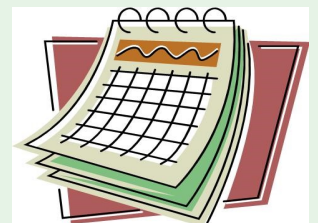
- 93rd Ct.
- 96th Ct. near 10757
- 96th Ave. near 10558
- 99th Ave. near 10312
- 100th Dr. near 10126
- Gia Ct. near 9905
- Kela Pl. near 9911
- King Way near 10493



Get ready for the **2018 SMHOA Holiday Lights Contest!** The Board will award a prize to the 6 homes that best represent these categories: *Grand Prize, Color Explosion, Creative Design, Holiday Spirit, Special Award & Griswold.*

Once the Board selects the 6 winners, a sign will be placed in each yard the week prior to Dec. 25. After Jan. 1, we will pick up the signs and present each of the homeowners a \$30 gift card..

Rules & details will be on our website. Good luck to everyone!



Tech-Connect With Us!

by Thomas Spathas, Webmaster

To get the latest news about your HOA, find us on Facebook or go to our website: www.scottmountainhoa.com.



On our website, you will find current neighborhood news, meeting schedules, minutes of past meetings, photos from the history of our neighborhood, and copies of the Covenants & Bylaws. You can even directly contact SMHOA Board members with a single click!

Check out the "Photos From The Past" to see historical photos of our little corner of paradise. We update regularly, add special events & activities as they are planned 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, contact Thomas (webmaster@scottmountainhoa.com).

Treasurer Updates by John Chapman

Every homeowner in the Scott Mountain HOA signed a deed which obligated them to pay the yearly dues. The good news is that about **92% of homeowners are completely paid up**. There are some who forget one year and make up for it the next year, and then there are others who just do not feel like they have to pay the yearly dues.



Back HOA dues are charged an interest rate of 18% a year, which can add up pretty quickly. The CC&Rs (Covenants, Conditions & Restrictions) give the Board the ability to put a lien on a home that is in arrears. This is a last resort; recording a lien takes time and money, and adds a substantial dollar amount to what the homeowner already owes the HOA. However, if no effort is made to pay the amount that is overdue, the Board will move forward with recording a lien on the property.

If you received a letter from the Board regarding back dues, please contact us. We are happy to work out a payment program with you, and will stop charging interest once the payments start coming in.

**SCOTT
MOUNTAIN**
HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622