

# SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622

## Spring 2018 Newsletter

### **Meet your 2018 SMHOA Board Members**

The Scott Mountain HOA monthly meetings are held at the Fire Station, located at 9339 SE Causey Ave, on the 1st Tuesday of each month, excluding August and December. All homeowners are invited to attend.



President  
V.P  
Secretary  
Treasurer  
Architectural  
Covenants  
Environmental  
Safety  
Member

Neil Gavrich  
Suzanne Merritt  
James Allen  
John Chapman  
Josh Gavrich  
Johnathan Handsaker  
Johnathan Harbaugh  
Steve Schroeder  
Nancy Hall

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## ***Presidents Corner***

Neil Gavrich

After what seems like a too long winter, spring has arrived to Scott Mountain. I look forward to seeing more of you out in the neighborhood and green space in the coming months.

With the success of our green space clean up last fall we are planning two clean up events this year. In late spring, we will hold a clean up day in the central woods focusing on restoring the walking paths. Keep an eye on the HOA website and Facebook page for more details.

In order to respond to architectural requests more quickly, we've expanded the architectural committee to include three of the current HOA board members. As you plan for spring projects, please make sure to request approval for any exterior changes, including painting or lighting. Trees should not be removed without architectural committee approval and doing so can result in significant fines.

We have had some good attendance at recent HOA monthly board meetings, including a number of new homeowners who have been attending regularly. Thank you to all who have attended recently, whether to bring an issue to our attention or just to see what is going on.

## ***Your SMHOA Website***

Thomas Spathas

To get the latest news about your HOA go to [www.scottmountainhoa.com](http://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 SMHOA Board Members for any reason with a single click!

Check out the "Photos from the Past" to see historical photos of our little corner of paradise. We update regularly, and are plan to add a calendar for events & 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, contact Thomas [webmaster@scottmountainHOA.com](mailto:webmaster@scottmountainHOA.com).

## ***2018 Spring Dumpsters***

We are pleased to announce that we are continuing our tradition of having yard debris dumpsters spread through out the area. They will be available for spring yard cleanup on ***Friday, May 11 through the weekend.***

Locations:

- 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:  
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 -cut off enough limbs so they lay flat.

Our neighbors near the drop box locations would greatly appreciate that we all clean-up after ourselves.

## ***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 #; located on a round or oval metal tag that is on the pole.

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## ***CPO Boundary Change***

Nancy Hall

Did you get a postcard in the mail about the Community Planning Organization (CPO) boundary change and wonder what's this all about? Here's some background information.

Years ago, Oregon passed a law for people who lived in the unincorporated areas & needed representation to their County government regarding land use issues. This includes changes in zoning, commercial, industrial, and multi-family buildings for both new and remodeling projects. The board members of a CPO are made up of volunteers within the boundary of their particular CPO.

Our neighborhood is in unincorporated Clackamas County. Though we have a Happy Valley zip code, we are not in the city limits of Happy Valley. Our CPO is called West Mt. Scott and roughly includes our neighborhood, the neighborhood north of Idleman Road, and Altamont. The Sunnyside CPO borders our CPO. The West Mt. Scott CPO has been inactive for many years due to lack of volunteers. Sunnyside United Neighbors CPO asked if we would like to join with them so we would have representation. The idea is we would receive timely notification of land use issues in our area so we could respond with our concerns and have them addressed. A CPO has more influence than a Homeowners Association. If the joining of the CPOs happens, they could still be separated in the future should enough volunteers come forward who are willing to be board members on the West Mt. Scott CPO.

The public meeting regarding the joining of the CPOs is scheduled for April 24th 2018 so this article will arrive after the fact (I hope you went to the meeting!). However, you can still participate! In anticipation of the CPOs joining together, the Chair of the Sunnyside CPO has reserved 2 board member positions to be filled in June by volunteers from our CPO area. You can be one! The meetings currently are the first Monday (7:00 PM) in the months of February, June, and October at the fire station on SE Causey. Even if you don't want to be on the Board consider coming to the CPO meetings as there is usually an interesting guest speaker. I believe one of the County Commissioners will be at the June meeting. Maybe this is your year to volunteer!

## ***Holiday Lights Winners!***

Thanks to everyone that participated in the holiday lights contest. It's always great to see all the decorations!

*And the Winners are.....*

Holiday Spirit	10075 Stevens Ct
Color Explosion	10057 99th Dr
Creative Design	10147 99th Dr
Griswold	9835 Derek Ct
Grand Prize	9963 Nancy Ct
Special Award	10496 98th Ct

Find us on 

Find us under "Scott Mountain HOA" or visit the SMHOA web site to click the Facebook button. It's a great place for HOA announcements, photos & neighborhood news. Plus, we'd love to have more followers. Do you have a local business, exciting remodel, or historical info about Scott Mountain to share? If so, please contact Neil Gavrich.

## ***Common Space Cleanliness***

Recently a number of homeowners have reported finding trash and debris in the green space. Thank you to those who have taken it upon themselves to clean up what they find.

Please remember- our green space is a shared area and should be treated as any nature area: *pack it in, pack it out*. In addition, the green space should not be used for storage, and dog walkers must clean up after their pets.

# Treasurer's Report

John Chapman

Dues for the 2018-19 year are \$110.00 per household. Invoices will go out the first week of May, and are due by May 31, 2017

## SMHOA Budget 2018-19

Electric	\$800.00
Insurance	\$3500.00
Landscape Maintenance	\$5000.00
Dumpsters (Spring & Fall)	\$4500.00
Drain Cleaning/Repair	\$1000.00
Open Space Costs	\$6000.00
Newsletters & Billing	\$2000.00
Misc. Projects	\$2000.00
<b>Total</b>	<b>\$24,800.00</b>

## Controlling Pest in Our Area

Neil Gavrich

**Rats-** Good sanitary practices prevent rats from taking hold in our area. Food left outside for pets is an attractant and should be avoided. This includes bird food, fruit fallen from trees, etc. To remove potential nesting spots stack your wood 18" off the ground, remove trash piles & clean up your yard as much as possible. Once rats infiltrate an area they are difficult to remove. Trapping is preferred to poisons but if you start seeing a problem, it is best to call an exterminator.

**Wasps-** First, be sure you are dealing with wasps and identify the type as some are beneficial pollinators. Inspect your home for openings and close any that you find. Cleaning your gutters can also be a big help. If you see them under eaves of your house or in ground nests it's best to call a professional.

**Ants-** Eliminate food & water sources that attract ants into your home. If you do see an ant trail, use Windex to disrupt the chemical trail they leave for other ants to follow. Sprinkling cinnamon can be an effective barrier to prevent more from getting inside while you close all openings. Keep trees and bushes off the siding by trimming them back.

**Frogs-** One frog is wonderful, but 30 frogs can keep the neighborhood awake. It is a multiple step process to get rid of an over abundance of frogs: Identify the species, is it protected or invasive? Collect tadpoles that clump together, drain ponds, cut weeds and other grasses to make an area less inviting.



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

## Scott Mountain Home Owners Association

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

### Board of Directors Officers

Neil Gavrich  
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Vice President, 618-504-6551

James Allen  
Secretary, 503-380-9187

John Chapman  
Treasurer, 503-704-1981

### COMMITTEE CHAIRS

Josh Gavrich, Architectural  
775-338-2669

Jonathan Harbaugh, Environment  
971-207-0789

Jonathan Handsaker, Covenants  
503, 522-0644

Steve Schroeder, Safety  
503-754-7761

Nancy Hall, Member 503-659-2449