



President's Corner by Neil Gavrich

Welcome to Fall on Mount Scott! This summer, we performed a big project to repair sections of the concrete paths which over time had become trip hazards. Thanks to our Safety Chair Steve for identifying this need, mapping out the problem, and managing a contractor to take care of it.

Recently, PG&E worked on some of the underground power connections for our neighborhood. This work was in preparation for next year, when all of our underground power lines will be replaced to reduce future power outages.

We had our second Annual Summer Block Party in August, to another great neighborhood turnout! With visits from the Clackamas Fire & Sheriff's Departments, two bouncy houses for the kids, and the ice cream truck, everyone had a great time. A big thank you to our neighbor, Shanti Kriens of Creature Teachers, who set up her reptile education booth. Our 50-50 raffle raised \$30 for Mount Scott Elementary to pay for school supplies for one student. Thanks again to Vanessa and Kelly for organizing this event!

As we approach our October Annual Meeting, I encourage those of you who are looking to become more involved in our community to come to our monthly Board meetings or volunteer. I look forward to seeing you all around, and as always, if you have questions or concerns, please reach out to me or any of the other Board members.

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Our Covenants & Rule Enforcement

The Covenants are rules that each of us has agreed to follow when we purchased our homes in Scott Mountain. These community standards were established to ensure we live in a neighborhood that we can all be proud of. Below are just a few items that are deemed in violation of the HOA covenants:

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, no cars parked on yards) · Vehicles in disrepair parked on a lot or street over 48hrs · Non-payment of HOA dues · Removal of trees over 6" in diameter measured 5' above ground without prior approval

We prefer to have issues resolved in a timely manner, rather than fine homeowners. Our community has a shared responsibility with keeping Scott Mountain in good order for years to come. If you have questions, please reach out or attend an HOA Board meeting.

Scott Mountain HOA
board@scottmountainhoa.com

BOARD MEMBERS

Officers

Neil Gavrich, *President*
973-943-9380

Kristina 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

David Nachand, *Environment*
503-515-5692

Jonathan Handsaker, *Covenants*
503-522-0644

Steve Schroeder, *Safety*
503-754-7761

Nancy Hall, *Member*
503-659-2449

HOA Annual Meeting Notice & Board Elections by Neil Gavrich

New & Improved Signage

by Khristina A. Powell

If you have noticed something different with our HOA sign on 99th Dr. and Idleman, you are right. Thanks to Nancy Hall for the color scheme and to our Covenants Chair Jonathan for all his work refurbishing the sign and bringing it back to life! Go see it if you haven't already.



Before picture

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. Our Annual Meeting, at which we elect Board members will be on Oct 1. Please join us & make your voice heard!

How do the elections work?

The nine-member Board has rotating terms for all 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. All meeting attendees are welcome to nominate a

homeowner, including themselves, to the Board.

The individuals elected on Oct. 1 will serve a three-year term through 2022. The newly-configured Board will vote on Officer positions and Committee assignments for 2020 at the Jan meeting.



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

It's back to school! Don't forget that you are sharing the road with plenty of kids and families.



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

Attention: Pet Owners! by Jonathan Handsaker



We have had multiple complaints over the past few months regarding excessive dog barking. We would like to remind pet owners of their responsibilities. Whether pets are home alone or not, they should be controlled so they do not hinder the enjoyment of others in the neighborhood. We all understand dogs will be dogs but excessive barking that prohibits others from enjoying

their homes, yards, etc. violates both covenants listed below. Please keep this in mind in the future.

Article IV:

- (5) Offensive Activities - No noxious or offensive activity shall be carried on in a private area, nor shall anything be done or placed upon any lot which interferes with or jeopardizes enjoyment of other lots or common areas within Scott Mountain.
- (6) Animals - No domestic animals of any kind shall be raised, kept, or permitted within private areas other than a reasonable number of household pets which are not kept, bred, or raised for commercial purposes and which are reasonably controlled so as not to be a nuisance.

2019 Holiday Lights Contest Rules & Details

Do you love seeing all the holiday lights in our neighborhood? Want to help decide who wins our Annual Holiday Lights contest? Now you can!

Please use the ballot to the right (copies can also be printed from our website) to vote for your eight favorite houses with holiday lights. Afterwards, the Board will tally up all the votes to determine this year's winners.



Voting Schedule:
Dec. 13 - Voting begins
Dec. 22 - Voting ends
Dec. 23 - Board will tally votes and identify winners

The six categories are: Grand Prize, Color Explosion, Creative Design, Holiday Spirit, Special Award & Griswold. All winners will receive a Visa gift card. Good luck to all participants!

Backyard Fire Safety Information by Steve Schroeder

Over the summer we were notified by concerned residents about some of the backyard fires occurring within the HOA. Clackamas County Fire defines a recreational backyard fire as the following:

"A recreational fire (campfire, cooking fire or warming fire) is a small, occasional (less than four per month) fire, which is no larger than three feet in diameter and two feet high, burning only dry, cut firewood. Recreational fires are allowed year-round throughout the county under low fire danger level, except if prohibited by city code. Under moderate or high fire danger levels, recreational fires and campfires may have additional conditions imposed. During high and extreme fire danger levels, no recreational fires and campfires are allowed. This authority can be withdrawn by the fire district, Oregon Department of Forestry (ODF) or Department of Environmental Quality (DEQ) for burning prohibited materials or if smoke becomes a hazard to public safety.

If property is located within ODF boundaries, recreational fires are prohibited without a special burn permit during the ODF declared fire season (typically July through October, unless a season ending rain event in the fall occurs earlier).

Recreational fires are not for disposal purposes or to be used in order to burn prohibited materials, such as plastic, rubber or garbage. For fire safety reasons, recreational fires shall be 25 feet from any structure or combustible material, or only 15 feet if contained in a non-combustible fire pit less than four feet in diameter and a minimum of 12 inches high."

Although backyard recreational fires are not illegal, they are discouraged by the Clackamas County Fire Department. **For everyone's safety, please use common sense if you are going to have a recreational fire by making sure it is attended at all times and completely put out when you are finished.** Also, if you see or have a question about a fire that looks unsafe or does not fall within the Clackamas County Guidelines, please contact the Clackamas County Fire Department'.



Important Dates & Events

by Kristina A. Powell



Fall Yard Debris Dumpsters

will be in our neighborhood in early November. *Remember: Only yard debris (eg. no rocks, tires, concrete, plastic).*

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



2019 Holiday Lights Ballot

Voter Name/Address:

House 1:

House 2:

House 3:

House 4:

House 5:

House 6:

House 7:

House 8:

Ballots can be deposited in the holiday mailbox on the path at King Way and 98th Ct., from Dec. 13 to Dec. 22.

Remember, Santa's watching so no stuffing ballots!

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.

Just take a picture of the QR code with your phone, to take you there directly.

Find current neighborhood news, meeting schedules, past meeting minutes, 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 neighborhood. We update regularly, add special events & activities as they are planned, 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 via email (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 **88% 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