



President's Corner by Neil Gavrich

It appears that fall has arrived; as I write it is raining and we are expecting rain for the following week.

We are still expecting PGE to replace all of the underground power lines either late this year or next year. This project should reduce future power outages in our neighbourhood. When we hear more on their schedule, it will be posted on the HOA website as well as our Facebook page.

Due to the COVID-19 pandemic, this has been a somewhat quiet year for the HOA, with major projects and the annual summer block party put on hold. Our monthly board meetings (via Zoom), architectural request reviews, and covenants compliance efforts however continue at their regular pace.

We are in need of an additional volunteer homeowner to join the HOA board. Please see page 3 of this newsletter for details and contact me if you are interested in service.

Stay healthy!

Neil

“Due to the COVID-10 pandemic, this has been a somewhat quiet year for the HOA...”

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

Josh Gavrich, *Secretary*
775-338-2669

John Chapman, *Treasurer*
503-704-1981

Committee Chairs

Dennis Shaffer, *Architectural*

David Nachand, *Environment*
503-515-5692

Mike Brumbach, *Covenants*
503-595-6550

Steve Schroeder, *Safety*
503-754-7761

Nancy Hall, *Member*
503-659-2449

Keep Our Green Space Clean!

by Kristina A. Powell

It is up to all of us to maintain the cleanliness of our green space, so that everyone can enjoy them safely. Please make sure you clean up after yourself, and don't leave behind any trash, either on the grass or the paths.



Please Don't Leave Food Outside

by The Board

There have been reports of raccoons and other critters in multiple backyards. Please help minimize the damage caused by rats, mice, raccoons, opossums, and other feral pests by not leaving food outside for any pets, and by properly maintaining and monitoring any composting areas or fruit bearing vegetation.

Although we all love nature, many of these critters are causing damage to lots of homes and other areas. Remember: the

raccoons you are feeding may possibly be nesting in another neighbor's house and causing significant damage.



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

As the weather transitions, we still have lots of people walking, running, and riding bikes in our neighbourhood. Don't forget that you are sharing the road with plenty of families with kids.



Please drive at the speed limit, keep your eyes on the road, turn your lights (and wipers!) on, and stop at designated stop signs.

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

Halloween & Election Reminders

by The Board



Halloween is going to look a little different this year! The HOA Board requests that homeowners follow the Oregon Health Authority guidelines and each others' choices. For those choosing to trick-or-treat, maintain adequate distance from others and respect those homes who choose not to participate. For those homeowner's choos-

ing to participate and give out candy, please consider ahead of time how best to do so while taking necessary safety precautions.

With the coming election, remember that yard signs are limited by the covenants to a single professional sign measuring 3 square feet or less. All political signs must be removed at the conclusion of the election (Nov 3 at midnight). Please take the time to vote in this election! To find the nearest ballot drop box, go to this site: <https://sos.oregon.gov/voting/Pages/drop-box-locator.aspx>



2020 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. The Board will tally up all the votes to determine this year's winners.



Voting Schedule:

Dec. 1 - Voting begins

Dec. 16 - Voting ends

Dec. 18 - 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!

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. Our Annual Meeting, at which we elect Board members will be on Nov. 3. 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 Nov. 3 will serve a three-year term through 2022. The newly-configured Board will vote on Officer positions and Committee assignments for 2021 at the Jan meeting.

HOA Meetings will remain virtual via Zoom for the foreseeable future, for the safety of the Board members and our community. Please refer to the HOA website or the HOA Facebook page for login information, and join us at our next meeting!



Important Dates & Events

by Kristina A. Powell



Fall Yard Debris Dumpsters

will be in our neighborhood Nov. 6 to Nov. 10. *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



2020 Holiday Lights Ballot (write legibly please!)

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 mailboxes (will be posted on website and Facebook) from Dec. 1 to Dec. 16.

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