

Vice-President's Corner by Khristina A. Powell

Happy Fall, y'all. It's your friendly VP here. Pumpkin spice latte or hot cider, anyone?

As we move into the cooler, autumn months and settle into the routine of work and school, I have been reflecting on what my family and I learned amidst the chaos and uncertainty we have experienced the last couple years. The two words that keep reverberating in my head are 'resilience' and 'community'.

The American Psychological Association defines resilience as the "process of adapting well in the face of adversity, trauma, tragedy, threats, or significant sources of stress... As much as resilience involves "bouncing back" from these difficult experiences, it can also involve profound personal growth." Although individuals can develop great coping strategies for stressors, sustainable resilience develops within a community. We've seen those videos of long distance runners being motivated by their fellow competitors to get to the finish line!

Let us continue to help each other weather the storm. If we can be anything during this time, let's be kinder than necessary. From my family to yours, we are grateful for the community that we have with Scott Mountain.

In health,

Khristina

"If we can be anything during this time, let's be kinder than necessary."

The HOA Board, Our Covenants & Rule Enforcement

The HOA Board strives to resolve issues through collaborative conversations rather than fines. Since we are all homeowners in Scott Mountain, we have the same covenants to follow. Though Board members 'walk the neighbourhood' to assure compliance, we don't always catch violations and often rely on info from our community. Once we are aware of issues, we try to address them in a timely & equitable manner. As volunteer members, we appreciate your patience & understanding with this.

Our covenants are community standards established to ensure we live in a neighbourhood that we enjoy and can be proud of. The Board strives to be fair but not overly rigid when it comes to rule enforcement. *We're not breaking out a ruler to measure your grass!* As an FYI, below are just some examples of HOA violations that we reviewed recently:

Excessively noisy dogs · Vehicles in disrepair parked on a lot or street over 48hrs · Non-payment of HOA dues · Tree removal of over 6" in diameter, measured 5' above ground without prior approval · Not obtaining Architectural Committee approval before making changes to your home/yard

If you have questions or concerns, please reach out to a Board member or attend an HOA meeting.



Scott Mountain HOA
board@scottmountainhoa.com

BOARD MEMBERS

Officers

Neil Gavrich, *President*
973-943-9380

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

Josh Gavrich, *Secretary*
775-338-2669

John Chapman, *Treasurer*
503-704-1981

Committee Chairs

Kevin Quick, *Architectural*
602-405-6652

David Nachand, *Environment*
503-515-5692

Mike Brumbach, *Covenants*
503-595-6550

Steve Schroeder, *Safety*
503-754-7761

(Our HOA website has individual officer & committee chair email addresses listed)

Did You Know?

Though in keeping with Portland's hipster reputation, keeping chickens is not allowed in our HOA. They are notorious for drawing rodents, not only to your backyard, but your neighbours'. If you've had a chicken/chicken coop sighting, please let the HOA Board know.



Lock Your Garages & Vehicles

We have had a few reports of garage break-ins, vehicle break-ins, and trespassing. Please continue to report these events to the HOA Board so we can post a community alert on the website and our Facebook page. If you have video footage or pictures, please share those as well.

As a friendly reminder:

- Don't leave any valuables in your vehicle
- Remember to lock your doors (vehicles and home)

- Don't leave your garage doors open for long periods
- Lock up scooters and bicycles, away from plain sight



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

School is back! 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 stop signs and behind stopped school buses.



Have ideas on topics to cover?

*Send an email to:
board@scottmountainHOA.com*

Excessive Dog Barking



We have had several complaints for excessive dog barking recently. Whether pets are home alone or not, they should be controlled so they do not create a nuisance for neighbours. Excessive barking that prohibits others from enjoying their homes, yards, etc. violates both covenants listed below. If

your neighbour's Fido won't stop barking, we encourage you to have a friendly conversation with your neighbour first. If there is no resolution, please contact the HOA.

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.

2021 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. 15 - Voting ends
Dec. 16/17 - 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. Let's make this year bigger and brighter than ever!

HOA Annual Meeting Notice & Board Elections

General meetings are held at 7pm on the 1st Tuesday of the month (except in Aug & Dec), typically at the Fire Station on 9339 SE Causey Ave. For the time being, meetings will be held online. Our Annual 'Board Member Election' Meeting, will be Tuesday, Oct 5 via Microsoft Teams. 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 are welcome to nominate a homeowner—including themselves—to the Board. We would love to get new members on the HOA! When there are no new nominees, the outgoing Board members' terms can get extended.

The individuals elected on Oct 5 will serve a three-year term through 2024. The newly-configured Board will vote on Officer positions and Committee assignments for 2022 at the Jan meeting.

With the Fire Station not available for in-person gatherings, our meetings will remain online for the safety of the Board and our community. Login information for all online meetings will be posted on our HOA website and Facebook page.



P.S. Did you know that you can join online meetings via your smartphone or tablet? Feel free to ask a Board member how.



Important Dates & Events



Fall Yard Debris Dumpsters will be in our neighborhood the 2nd week of November. *Final dates will be posted on our HOA website and Facebook page.*

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



2021 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 page) Dec. 1 to Dec. 15.

Remember, Santa's watching so no stuffing ballots!

Tech-Connect With Us!

by Thomas Spathas, Webmaster



All HOA news and updates is available on our Facebook page or our website.

Take a picture of the QR code with your phone to take you to the HOA website directly.

There you'll find neighborhood alerts, meeting schedules and login info, past meeting minutes, and copies of the Covenants & Bylaws. You can even directly contact the HOA Board 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