

# SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

Spring 2022 Newsletter  
Volume 13, Issue 1

## HOA Priorities: We Need You!

The Scott Mountain HOA Board needs more homeowners to offer input and support in a number of areas involving our neighbourhood:

- Summer is fast approaching and we need volunteers to help plan and coordinate our Annual **Summer Block Party** in August.
- We continue to partner with Clackamas County to **improve road safety** on both SE 99th Dr and SE Stevens. Please remember that we have a lot of families with young kids, who also walk to nearby Mount Scott Elementary. Drive slowly and make sure you come to a full stop at all stop signs. Don't be that neighbour whose picture gets posted on the HOA Facebook page! Remember to report concerns to the county using their online form: [www.clackamas.us/transportation/roadconcern](http://www.clackamas.us/transportation/roadconcern)
- **Homeowner attendance and participation** at monthly board meetings have been limited. Without active homeowner participation, it falls on the HOA Board to interpret our covenants & bylaws and make decisions for the whole neighbourhood. Your voice matters, make it heard. Don't hate, participate!
- We need people to **serve on the board!** We will elect 3 new board members this Oct 2022, with at least 1 of the current board members not running for re-election. Board meetings are 10 times per year with limited work done in between meetings.
- We are toying with the idea of creating a **natural playground in the Center Woods**. With many of us using the connecting trails often, it would be fun to have a central spot where our kiddos can play and congregate. *What do you think?*

*"Your voice matters. Make it heard."*

Just some of the vehicles noted to be speeding and/or not stopping at the stop signs in our neighbourhood.

Please remember that we all have a responsibility to keep each other safe. As a driver, yours is to make sure you are driving at the posted limit and obeying all traffic sign.



**Scott Mountain HOA**  
[board@scottmountainhoa.com](mailto:board@scottmountainhoa.com)

### BOARD OF DIRECTORS

#### Officers

**Neil Gavrich**, *President*  
973-943-9380

**Kristina A. Powell**, *Vice President*

**Josh Gavrich**, *Secretary*  
775-338-2669

**John Chapman**, *Treasurer*  
503-704-1981

#### Committee Chairs

**Kevin Quick**, *Architectural*

**Mike Brumbach**, *Covenants*  
503-595-6550

**David Nachand**, *Environment*  
503-515-5692

**Steve Schroeder**, *Safety*  
503-754-7761

**Anjuli Chen**, *Welcome Committee*

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

## Yard Waste Bins are Back!

We will have the dumpster bins (only for yard waste, not regular trash) back in time for **mid-May yard clean up (May 13-16)**. The locations should be the same as previous years; please refer to the HOA website or HOA Facebook page for details & updates.



## Your HOA Board Members

HOA Board members were elected/re-elected on Oct 5 and these individuals will serve a three-year term through 2024. At the Jan 2022 meeting, the newly-configured Board voted on Officer positions and Committee assignments for 2022.

### Officers:

President: Neil Gavrich  
Vice-President: Khristina Powell  
Secretary: Josh Gavrich  
Treasurer: John Chapman

### Committee Chairs:

Covenants: Mike Brumbach  
Architectural: Kevin Quick  
Environmental: David Nachand  
Safety: Steve Schroeder

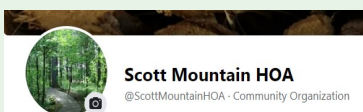


*Our monthly HOA meetings will be via Microsoft Teams until the SE Causey Fire Station is available for meeting use. We meet the 1st Tuesday of the month @ 7pm.  
Please refer to the HOA website or Facebook for login info.*

**Want to get to the HOA website directly from your smartphone?** Scan the QR code below to access the Contact Form, Covenants & By-laws, previous meeting minutes & newsletters, and other Scott Mountain info.

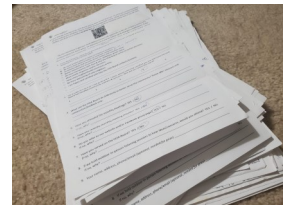


Be sure to also check out our **Facebook page for real-time updates and info.**



## Fall 2021 Homeowners Survey

Thank you to all the homeowners who responded to our Homeowners Survey in Nov 2021. We had close to 40% of the 249 households respond. Your feedback matters and the HOA has implemented some new practices as a result of what you have shared:



When asked what the HOA Board can do differently to serve the community, most of you said this:

*"more events to form that strong bond between families"*

*"welcome new neighbours, find ways to bring as all together (increased social media?)"*

Based on your feedback, we implemented a Welcoming Committee for those who are in the process of moving in. Though currently working solo, Anjuli Chen, our chair, has welcomed a couple of new neighbours with some info about the area.

An overwhelming majority of you also shared that the HOA should prioritize and focus on the following top 3:

*"Increased safety and security of our homes and common areas"*

*"Have more neighbourhood and community events"*

*"Better maintenance of common areas, walkways, green space"*

Scott Mountain is safer when we all are paying attention to our surroundings and speaking up when we see something amiss. Please continue to watch out for each other, and report to local law enforcement as necessary.

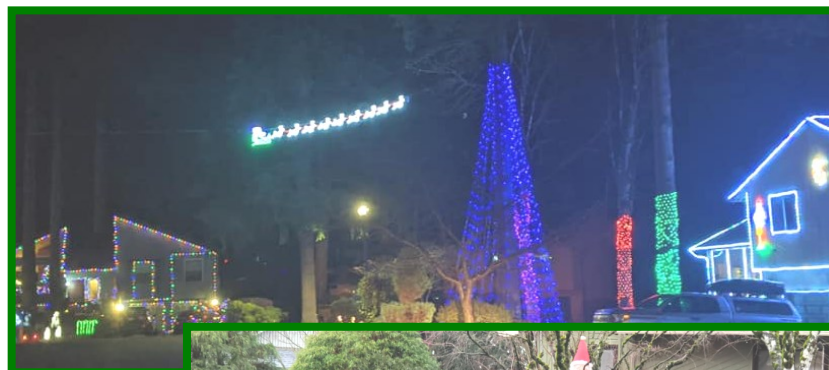


## Winter 2021 Holiday Lights Winners

Santa was spotted flying over the most spirited block in the neighbourhood! Here are our Winter 2021 Holiday Lights winners! Each home received a \$50 Visa gift card.

9963 SE Nancy Ct      10147 SE 99th Dr      9966 SE Gia Ct  
10075 SE Stevens Ct      10413 SE 98th Ct      10496 SE 98th Ct

(Thank you to our HOA Kid Helpers for distributing the Winner signs!)



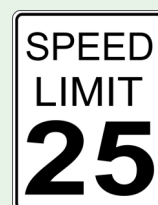
## School Safety at Mount Scott Elementary— Volunteer Opportunity!

*Are you retired and eager to serve your community? Do you have some free time during the week? Our neighbours at Mount Scott Elementary could use your help. The school could use some volunteers to help manage*



the often chaotic morning drop-offs and afternoon pick-ups. With the weather getting nicer and more neighbourhood kids walking or biking to school, the intersections surrounding Mount Scott could use more community support.

If you are interested, please send an email to Volunteer Coordinator Alexiis Black at: [volunteer@mountscottpto.org](mailto:volunteer@mountscottpto.org)



## Tech-Connect With Us!

by Thomas Spathas, Webmaster

Resources such as Covenants & Bylaws, neighborhood maps, historical photos, upcoming events & meeting minutes can be found on our website:

[www.scottmountainhoa.com](http://www.scottmountainhoa.com)



For the latest news, search for "Scott Mountain HOA" on Facebook and give us a Like & Follow or get there directly from our HOA website by clicking on the Facebook button.

Tag pics of our neighborhood and events on social media by using the hashtag #smhoa!

## Annual HOA Dues & 2022-2023 Budget

### 2022-2023 Budget for Scott Mountain Homeowners Association

Open Space Costs	\$6,000
Landscape Contract	\$4,000
Yard Waste Bins (Spring & Fall)	\$5,000
Insurance	\$3,200
Mailing Expenses (Newsletters & Billing)	\$1,900
Miscellaneous Projects	\$2,000
Drain Cleaning/Repairs	\$5,000
Electric (PGE)	\$ 800

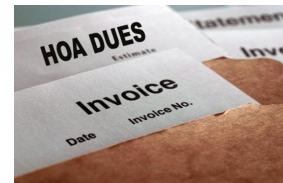
### TOTAL

**\$27,900**

Annual HOA dues are again **\$110 per household** for the current 2022-2023 fiscal year. The invoices will be mailed out early May, and are due by **May 31, 2022**.

If you received a letter from the Board regarding back dues, please do not hesitate to contact us.

**We are happy to work out a payment program with you and will stop charging interest once your payments start coming in.**



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HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622