



President's Corner by Kevin Quick

Hello, fellow neighbors! Fall is finally here and most of us are doing yard work and other preparations for the holidays and colder weather. In this same spirit, the HOA has contracted with Ash Creek Forest Management to help with some cleanup of the shared woods areas (the central woods and the woods on the east side running down the hill from Idleman Rd. to Hillcrest). You've probably already seen or heard them out working; this will be done in a couple of phases, with the intention of removing invasive species, mitigating fire hazards, and attempting to restore a more Oregon-native ecosystem. We apologize for the noise and activity, but we are hoping the results will be enjoyed by all.

We had the local and state Fire Marshals and other representatives come and discuss fuels mitigation and other fire protection techniques earlier this year. Most fires are grown by winds which carry sparks and embers; these embers can lodge in vegetation or land on roofs and result in new flare-ups. There are a couple of preventative steps that we can take, both at the HOA level and individual homeowners, including: removing ivy and other vegetation from trees or houses that can catch and hold embers, clearing flammable items and plants away from your house and wood siding to prevent it from spreading to your house, and keeping your roof clear of debris and leaves.

The Fire Marshals also strongly suggest the use of rocks, gravel, and other non-flammable material and NOT bark-dust for use around your house. Anyone wishing for more information can reach out to an HOA board member or to the local fire marshals.

Sadly, in September, we lost Chuck Zwick, a board member and multi-year winner of the holiday lights contest. We all enjoyed Chuck's colorful lighting for holidays year-round, his friendship and outgoing warmth, and he will be in our thoughts this holiday season. We will miss you Chuck.

I would also like to take this opportunity to thank my fellow members on the HOA board. This is an entirely volunteer group that puts in a great deal of time and effort to provide stewardship for our neighborhood. We have open positions for more volunteers to assist in the HOA and would welcome anyone who can spend 1 hour a month or more helping us out. Please check out our website(<http://www.scottmountainhoa.com>) for more information, and also to sign up for receiving occasional emails with additional neighborhood information.

Happy holidays, and stay warm this winter!

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. We rely on homeowners to let us know if there are covenant violations in their neighborhood. 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.

Scott Mountain HOA

board@scottmountainhoa.com

BOARD MEMBERS

Officers

Kevin Quick, *President*
602-405-6652

Josh Gavrich, *Vice President*
775-338-2669

Darrell Maxwell, *Secretary*
206-245-0804

John Chapman, *Treasurer*
503-704-1981

Committee Chairs

Kevin Quick, *Architectural*

Darrell Maxwell, *Environment*
206-245-0804

Ellyn Jeck, *Covenants*
covenants@scottmountainHOA.com

Steve Schroeder, *Safety*
503-754-7761

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

<http://www.scottmountainhoa.com>

Keep Your Lights On!

If you want a cost-effective way to protect your home and vehicles, a quick & easy tip is to install perimeter lights that stay on all night. Thieves do not want the spotlight (literally!) so they will often avoid well-lit homes. If you can spend a few more \$\$\$, consider adding a security camera.



Charles “Chuck” Ray Zwick

May 24, 1947 — September 16, 2023

Farewell, Chuck Zwick.

Sadly, our neighborhood has lost a long-time member and fellow board member. A Vietnam War Veteran, Chuck was known far and wide, and he liked getting to know as many folks as possible. He brought cheer throughout ALL the holidays with his incredible light displays and decorations at the end of Nancy Court. Chuck and his wife Jan were also regular attendees at Burning Man in Nevada.

His family grew up in our neighborhood, and he spoke of them and his grandchildren many times with



pride. Our neighborhood may have lost some holiday lights, but the light Chuck shone will not soon fade from our memories. Goodbye dear friend.

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

There have been ongoing reports of vehicles speeding & not stopping at stop signs.

Our neighborhood has many families, some with small kids.

Please do not be the cause of a tragic accident!



Drive at the speed limit.
Keep your eyes on the road.
Turn your lights & wipers on.
Stop at stop signs & behind stopped school buses.

Don't be THAT neighbour!

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 neighbor's Fido won't stop barking, we encourage you to have a friendly conversation with your neighbor first. There are also several items on the market that can safely & humanely help 'train' your dog to stop barking (Google "bark box"). If there is no resolution, please contact the HOA for assistance.

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.

2023 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 17/18 - Board will tally votes and identify winners

There will be several signs and 'bragging' rights up for grabs. Did we also mention that

all winners will receive a Visa gift card? Thank you to all who participate and make our neighborhood bright and colorful each year.

HOA Annual Meeting Notice & Board Elections

Monthly meetings are usually held at 7pm on the 1st Tuesday of the month (except in Aug & Dec). Since the Fire House is no longer available for meetings we have been conducting online meetings or we have met at the Monarch Hotel. Our November meeting, which is our Annual 'Board Member Election' Meeting, will be an in-person meeting.

Annual Board Meeting

Tuesday, Nov 7, 2023, 7 PM to 9 PM

Monarch Hotel, Room 218

12566 SE 93rd Ave (across from Old Spaghetti Factory, same location as de Fuego)

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. If there are no new nominees, the current Board members can continue to volunteer to serve. **We need a couple of new volunteers to join the board. How about you???**

The individuals elected on Nov 7 will serve a three-year term through 2026. The newly-configured Board will vote on Officer positions and Committee assignments for 2024 at the Jan 2024 meeting.



Important Dates & Events



Fall Yard Debris Dumpsters

will be in our neighborhood from Nov 10 to Nov 13. *Final locations will be posted on our HOA website and Facebook page.*

8 Locations this year!

- SE 93rd Ct
- SE 95th Ct
- SE 96th
- SE 99th 10312
- SE 100th Dr
- SE Gia Ct
- SE Kela Ct
- SE King Way



2023 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. 16.

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