



President's Corner

Hello, fellow homeowners. That was quite the storm we had in January! Several long-term residents related that they had never seen a storm quite like this one before. Unfortunately, the high winds coming from the east along with the wet ground due to the rains, followed by the freeze, were particularly hard on many of our trees. We had a number of trees that fell as a result of the storm. Some of our residents suffered some significant damage, but fortunately no-one was injured, and the property damage in most cases was fortunately relatively minor.

Several of the trees were on HOA property and fell into homeowner's yards. The HOA took responsibility for having these trees removed from the homeowner's yards as well as addressing some dangerous semi-falls or path blockages; the property damage was handled by individual homeowner insurance. While it is obviously a risk to have a substantial number of trees in our neighborhood, they also provide significant benefits, including our ability to live in an "urban forest" and enjoy the aesthetics they bring. Judicious pruning and assessments by trained arborists are useful in helping maintain the balance between the dangers and the benefits. OPB has a great article at <https://opb.org/article/2024/02/24/trees-ice-storm-january> that provides some helpful information. And as always, if you are thinking about removing a tree, please don't forget to reach out to the HOA for approval if the tree is larger than 6 inches in diameter at a height of 5 feet from the ground.

As I write this, Spring seems to have firmly arrived: trees are blooming, the dominant forest colors are changing from brown to green, and the birds are filling the air with song. I hope everyone is enjoying this season, and thank you again for your support!

...Kevin Quick, President

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

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

<http://www.scottmountainhoa.com>

HELP !!!!!!!!!!!

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.



We need a few volunteers to join the board. We currently have 5 board members doing the work of 8 positions. Joining the board is a great way to get involved, meet some new people and have a say in the direction of our neighborhood. We meet 10 times a year, and you can take on as little, or as much, as your schedule permits.

Our May meeting will be held on Tuesday, May 7th, at 7 PM. Room 218. Monarch Hotel, 12566 SE 93rd Ave., Clackamas (across the street from the Old Spaghetti Factory)

*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 neighbor!

2024/25 HOA Budget

| | |
|-----------------------------|-----------------|
| Insurance..... | \$2,800 |
| Mailing Expenses..... | \$1,800 |
| PGE..... | \$ 900 |
| Dumpsters..... | \$5,500 |
| Landscape Contract..... | \$5,000 |
| Open Space Maintenance..... | \$5,000 |
| Meeting Costs..... | \$2,500 |
| Misc..... | \$2,500 |
| Total..... | \$26,000 |

2023/24 HOA Dues are Going Up.

The removal of HOA trees from residents' property in addition to addressing dangerous situations in our woods was a **significant and unexpected HOA expense** this year. This expense was nearly **\$22,000**. In our previous newsletter, we discussed our multi-year plan for addressing fire hazards and invasive species in the common areas, and the initial work that was undertaken in the Central Woods and the south portion of the East Woods (along Hillcrest, where we had been receiving complaints from the County about the blackberry encroachment). This is part of a recent overall HOA effort to attend better to maintenance and safety issues for our neighborhood to maintain our common areas and ensure they remain enjoyable for our future. This also included replacing our two neighborhood monument signs (one on Stevens Road at the fork, and the other at the intersection of 99th and Idleman), both of which were destroyed by reckless drivers last year.

Unfortunately, the coincidence of the storm damage with the other expenditures we had undertaken has led to our current HOA finances falling below the reserve requirements. Our required reserve is \$30,000. As of May 1, 2024 our reserve is approximately \$18,000. We now need to **build back up our reserve** and sustain our ongoing maintenance efforts. We have kept the yearly dues steady for 8 years, but we now recognize that we have no choice but to raise the dues.

To minimize the expense of the storm, we decided to allow many of the fallen trees in the common areas to remain and undergo the natural process of decomposition, rather than paying for additional work and hauling fees. These are fairly visible changes right now because they are very recent and widespread, but soon they will be just another natural part of our urban forest. We are also pausing our invasive species remediation efforts for the near future, except for the portions addressing the establishment of fire safety zones near our members' homes. In May, we will be mailing out the yearly billing which will reflect the new dues. We have done our best to balance the HOA's needs and responsibilities against the effort to minimize the impact to the homeowners, and appreciate your understanding of the need to increase dues at this time. **2024/24 Yearly Dues will be \$155.**

It's almost Election Time...

We are entering into another election cycle, so while we appreciate people's enthusiasm and participation in the democratic process, we'd like to remind you that there are sign restrictions for political signs (defined as "signs which support a candidate, party or position that is specific to the current election cycle").

Each property is limited to a single sign (yard, window or flag) as specified in Article IV, 4.1 (7) of the Covenants (available at <http://scottmountainhoa.com>). The sign must NOT be larger than 3 square feet, and must comply with Clackamas County sign ordinances. For Sale and For Rent signs, not exceeding 24 inches in height and 36 inches in width, are permissible.

Important Dates & Events

Spring Yard Debris Dumpsters will be in our neighborhood from May 10 to 13. *Final locations will be posted on our HOA website and Facebook page.*

8 Locations:

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

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

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