

Scott Mountain Homeowners' Association
Fall 2011 Newsletter

Scott Mountain Homeowners' Association
P. O. Box 622, Clackamas, OR 97086
board@scottmountainhoa.org

... ANNUAL MEETING AND ELECTION OF THREE BOARD MEMBERS

The annual SMHA Board meeting will be held Wednesday, October 19 at 7 PM at the Clackamas Fire Station #5 behind Mt. Scott Elementary School. The agenda includes the Treasurer's report, election of 3 Board members to serve through 2014, committee reports (dumpsters for Fall cleanup, covenant compliance, public safety, and holiday lighting contest), and new business. There will be ample time for questions & answers particularly relative to covenant compliance. Do you want to change some of the covenants? Do they need updating? Come voice your opinion! We will also hear about the Neighborhood Watch Program that we would like to start.

LIVING WITHIN THE COVENANTS

In the covenants that we all agreed to live by when we bought our homes, certain rules are established to make living in the Mount Scott neighborhood enjoyable. Following is a short list of items that are not allowed according to the covenants:

- Dumping rubbish in your yard that can be seen from the street
- Loud or boisterous behavior -----
- Pets that are not "reasonably controlled so as not to be a nuisance"
- Storing RVs, boats or trailers on property without approved screens
- Cutting down trees that have a trunk diameter larger than 6 inches
- Adding-on and/or changing the color to a home without architectural committee review
- Paying yearly dues in a timely fashion

There are 31 members of Scott Mountain homeowners who are behind on their association dues. Delinquent accounts put an unnecessary burden on the rest of us who ARE meeting our responsibility. If you have received a "reminder" invoice, please pay the balance noted. The Board's recourse is to place a lien on properties, a step that the Board would prefer not to exercise.

Also, if you need to remove a tree or are doing something that will affect the look of your home, please be sure to contact a board member.

CHANGING COVENANTS

The Scott Mountain Homeowners Association was created by property developer NUPACIFIC COMPANY, INC., an Oregon Corporation, on June 18, 1975 as recorded with the Clackamas County Clerk (Seal Document #75-16155). The Association was established as a nonprofit corporation to support and govern the 249 properties of the Scott Mountain tract, including common areas, paths and walkways, through application of "Protective Covenants". These Covenants can be read online at:

Some residents consider parts of the covenants to be picky or extreme and the associated penalties to be excessively harsh. But the covenants also allow for changes. Unfortunately, the threshold for any addition, deletion or change is approval by 187 (75% of the 249) households. Nevertheless, the Board is open to proposals for changes and will shepherd a vote for such changes.

YARD UPKEEP

It is very noticeable this year about the lack of yard maintenance by some of the homeowners in our lovely area. Please take pride in your ownership and area by keeping your yards clear of woodpiles, pine needles, weeds, yard tools, and trash. It is not enjoyable to drive around in the area and not view every home and yard as being lovely.

FINES FOR REMOVING TREES

DID YOU KNOW THE REMOVAL OF ANY TREE OF SMHA IS SUBJECT TO FINES OF \$50 PER INCH OF DIAMETER? This neighborhood originated with an underlying value for trees. The Scott Mountain Protective Covenants reflect this: "No trees with a diameter of 6 inches or more, measured at a height of 5 feet above ground level, may be removed without prior written approval from the Architectural Control Committee." While most homeowners understand and willingly comply with this, others--new to the neighborhood or re-landscaping-- may have forgotten or may be unaware. Board members would much rather be contacted before trees are removed, than be informed by concerned neighbors after a tree has been removed and having to assess a fee on the homeowner. We hope this reminder saves a tree or prevents a fine.

HOUSE OF A DIFFERENT COLOR?

... Owners need to get permission from the Architectural Committee before changing the color of their home. The Covenants state the color of the house must blend in with its natural surroundings.

FORESTRY DEPT. WORK

Thanks to the Forestry Department for the work they did in our Greenspace this summer. They cleared up 5 acres and we hope next they will be able to do the rest of our designated project. We are now in the process of making a stewardship plan to keep our greenspace environmentally sound.

DROP BOXES

Dumpsters will be available this Fall for your seasonal yard debris cleanup. On November 18 – 20, 2011, the drop boxes will be located on 96th Court, Gia Court, King Way at 99th Drive, 96th Avenue, 100th Drive, 97th Court at King Way and Kela Court. These seven boxes are to be used for your yard debris only. Allowed debris includes leaves, weeds, grass clippings, pruning, and branches less than 4" in diameter. PLEASE: NO ROCKS, CONCRETE, TIRES, WASTE, PLASTIC, STUMPS, OR OTHER MATERIAL THAT IS NOT YARD DEBRIS.

Please fill the back of the drop box first. With larger branches, bushes, or small trees, please cut off enough limbs so they lie flat. Homeowners living near the dumpster locations appreciate you cleaning up any mess on the ground around the drop boxes.

The SMHA Board asks homeowners with a gutter drain in the street that is in the front or side of their home to clean accumulated debris from the drains.

SCOTT MOUNTAIN HOA BOARD OF DIRECTORS 2011

P. O. Box 622, Clackamas, OR 97086
Email: board@scottmountainhoa.org
Web site: www.scottmountainhoa.org

Member Position Phone # Term

Carl Feague President 503-381-5561 2013
James Jones Vice President xxx-xxx-xxxx 2011
Carole Graham Secretary xxx-xxx-xxxx 2011
Richard Wolff Treasurer, Newsletter 503-653-6211 2012
Jay Moffitt Architectural Committee 503-799-3159 2013
Dan Otis Covenant Compliance 503-654-3459 2012

Jim Graham Safety Committee 503-774-5527 2012
Janet Wolff Environmental Committee xxx-xxx-xxxx 2011
Ted Seble Safety Committee 503-774-3730 2013