

Scott Mountain Homeowners' Association
Fall 2012 Newsletter

ANNUAL MEETING AND ELECTION OF BOARD MEMBERS

The annual SMHOA Board meeting will be held Tuesday, October 23 at Clackamas Fire Station #5 behind Mt. Scott Elementary School. The agenda includes the Treasurer's report, election of Boardmembers, committee reports (dumpsters for fall cleanup, covenant compliance, public safety) and new business. There will be ample time for questions and answers about all of these issues. Come voice your opinions!

DROP BOXES

Dumpsters will be available for your fall yard cleanup on November 16-18, 2012. They will be located on King Way, 99th Drive, 96th Avenue, Nancy Court, and 100th Drive. Those five boxes are to be used for green space and yard debris only. PLEASE: NO ROCKS, CONCRETE, TIRES, WASTE, PLASTIC, STUMPS, OR OTHER MATERIAL THAT IS NOT YARD DEBRIS. Allowed debris includes leaves, weeds, grass clippings, pruning and branches less than 4" in diameter. Please fill the back of the box first and with larger branches, bushes, or small trees and cut off enough limbs so they lie flat. Homeowners near the drop box locations appreciate you cleaning up any mess on the ground.

FORESTRY DEPARTMENT FUELS REDUCTION PROJECT

Through the long-range planning and contributions of the community, SMHOA was in the position to take advantage of a Cost Share Program through the Oregon Department of Forestry these past two years for the purpose of reducing the fire fuels in our common areas. Now that the trimming has been completed, we will be starting the reforestation phase of our stewardship plan this winter by replanting in some areas and by implementing on-going invasives control measures.

NEIGHBORHOOD WATCH

As always, please keep a look out for strangers, unusual activity, or different cars in your area and call the police if you are suspicious of anything.

HOLIDAY LIGHTING CONTEST – 2012

There will be another holiday decoration contest this year. Information will follow at a later date on a postcard with the holiday categories that will be voted on for this year. Are we still doing this? Yes.

Please help keep the storm drains clear this fall.

Please mind your noisy dogs. The HOA will be cracking down on this issue.

Please report any street light malfunctions.

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 Scott Mountain neighborhood more enjoyable. Here is a short list of violations that have been seen.

- Repainting your house a different color before approval from the architectural committee
- Dumping rubbish in the green spaces or along the pathways
- Leaving trash cans at the curb
- Cutting down trees that are in a protected class or native to the area
- Adding on to your home without an architectural committee review
- Not keeping your yard in good order
- Not paying your dues
- Parking vehicle(s) on public right-of-way within Scott Mountain for a period exceeding 24 hours
- Vehicle(s) in extreme disrepair parked on any lot, street, or common area for a period in excess of 48 hours.

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.

FINES FOR REMOVING TREES

REMOVAL OF ANY TREE PROTECTED IN THE COVENANTS 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 have to assess a fee on the homeowner. We hope this reminder saves a tree or prevents a fine.

SAFETY

Make sure that the visibility for an oncoming car from anywhere around your house is clear. Please trim shrubs and bushes so that oncoming cars can see other cars and pedestrians. This is particularly important for homes that are at the end of a street, on a curve, or by a driveway. Thank you for your attention to this matter.

SMHOA BOARD MEETINGS FOR 2012

Our board meetings are held at 7pm on the 1st Tuesday of each month, except August and December, at the Fire Station behind Mount Scott Elementary School.

BUDGET FOR FY2012-2013

(John - do you have a short summary? or what you think is informative)

What your HOA did in 2012:

Power washed the moss from the concrete walking paths at 93rd and at Cleone.

Coordinated with the ODF and a chipping vendor to complete the fuels reduction project.

Had the county place traffic timers for consideration of speed bumps, placed "Slow down" signs and obtained temporarily increased traffic enforcement.

Created a Facebook page to improve resident communication.

Coordinated a neighborhood garage sale, bi-annual dumpster placement and a holiday decoration contest.

Placed a vehicle barrier at the greenspace entrance on Idleman.

Provided limited front yard maintenance for abandoned homes in the community.

Replaced signs, repaired path lighting and maintained community property around entry signs.

Dramatically reduced delinquent resident accounts.

Obtained new monthly meeting reminder signs.

SCOTT MOUNTAIN HOA BOARD OF DIRECTORS 2011

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