
Scott Mountain HOA
P.O. Box 622
Clackamas, OR 97015

Scott Mountain HOA Real Estate Info

March 2021

Overview

Below info is provided to assist real estate professionals representing sellers or buyers for homes within the Scott Mountain HOA. If additional info is needed please contact the HOA President or appropriate board member.

HOA Board info

The Scott Mountain HOA Board is composed of 9 homeowners elected as board members, each for a 3 year term on a rotating basis. Board members are all volunteers and are not compensated for their service. The board meets 10 times a year, monthly on the first Tuesday of the month, except for December and August. Meetings are usually held at 7pm at the Clackamas Fire District #1, Station 5 community room (9339 SE Causey Ave). Due to Covid-19, the meetings are currently being held online, with meeting info posted to the HOA website and Facebook page. All meetings are open to homeowners and the public, and the Annual homeowners meeting, at which board members are elected, is held in conjunction with the October board meeting.

HOA Size and Extent

The Scott Mountain HOA covers 249 homes in unincorporated Clackamas County, located south of SE Idleman Dr, north of SE Hillcrest St., East of SE 92nd Ave, and west of SE 102nd Ave (not all homes within this boundary are part of the HOA). Maps of the HOA, indicating specific lots which are part of the HOA and showing the HOA owned common areas, are available at <http://www.scottmountainhoa.com/map.html> and <http://cmap.clackamas.us/maps/cmap>.

Real Estate Professional and Homeowner FAQ

These FAQs are a quick summary, please see Covenants and Bylaws on the HOA website for details and reach out to board members with any questions.

What are the annual dues?

Annual HOA dues are \$110 per household for the 2020-2021 and 2021-2022 fiscal years. Dues for 2020-2021 were due May 31, 2020 and dues for 2021-2022 will be due May 31, 2021.

What is the common property the HOA owns?

The HOA owns two green spaces totaling approximately 17 acres along with numerous small paths between individual streets within the HOA and small sign plots at two entrances to the HOA. The East Woods, accessible from each of the courts on the east end of the HOA, extends from SE Idleman to SE Hillcrest and includes various natural walking paths. The Central Woods are located between SE King Way and SE Stevens Way and include both asphalt and natural walking paths. The HOA owns no buildings or other facilities.

What is included in HOA dues?

HOA dues pay for maintenance and landscaping of common areas, lighting, insurance, bi-annual community yard waste bins, our annual holiday lights contest awards, and other miscellaneous expenses for the common good of all properties within the HOA. Dues do not include any exterior building or landscape maintenance of individual properties.

Are there any special assessments currently in force or in the near future?

Not currently and none are planned.

Is the HOA subject of any litigation?

Not currently.

Where can I find the latest HOA financial statement?

See the newsletters and meeting minutes on the HOA website.

Does the HOA carry insurance for common property?

Yes, the HOA maintains insurance through State Farm.

Can a homeowner remove a tree?

“No trees with a diameter of six (6) inches, or more, measured at a height of five (5) feet above ground level, may be removed without prior written approval from the Architectural Control Committee”. Any request to remove a tree should be accompanied by an arborist statement on the rationale for tree removal. Removal of trees without approval can result in significant fines.

Can a homeowner add a fence or deck?

Addition of fences, decks, exterior lights, and other exterior elements must be reviewed and approved by the Architectural Control Committee prior to construction. Fence heights and placement are governed by the covenants. The HOA has no detailed survey data on lot line locations. See <http://cmap.clackamas.us/maps/cmap> for county maps.

Can a homeowner build an outbuilding (office, shed, In law unit, etc.)?

Any outbuilding addition or expansion must be approved by the Architectural Control Committee prior to construction. No use of an outbuilding as a residence (e.g. ADU) is permitted per the covenants.

Are there specific colors a homeowner must use when repainting or re-roofing a home (or outbuilding) exterior?

There is no approved color list, or HOA preferred suppliers. Colors and plans must be approved by the Architectural Control Committee prior to project start. "The exterior of all construction on any lot shall be designed, built, and maintained in such a manner as to blend in with the natural surroundings, existing structures and landscaping within Scott Mountain."

Can a homeowner rent out their property?

Use of a home as a long term rental is allowed, but short term rentals, such as AirBnB, are not permitted. Any homeowner using their property as a rental should notify the HOA board of an alternate mailing address for correspondence and invoices.

Can a homeowner park their boat or RV on their property?

"Parking of boats, trailers, motorcycles, trucks, truck campers and like equipment shall not be allowed on any part of the property nor on public streets adjacent thereto excepting only within the confines of an enclosed garaged or screened area, the plans of which must have been reviewed and approved by the Architectural Control Committee prior to construction"

Can a homeowner operate a small business such as a professional office, construction contractor, or live-in care facility from their property?

"No trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any lot, nor shall any goods, equipment, vehicles, materials or supplies used in connection with any trade, service, or business be kept or stored on any lot"

Can a homeowner keep chickens or other farm animals on their property?

The covenants only allow for “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.” The board has determined this precludes the ownership of chickens, bees, goats, pigs, cows, horses, farm animals and other livestock, etc.

What school are children zoned for in this area?

The Scott Mountain HOA is zoned for North Clackamas 12 School District. For the 2020-2021 school year our neighborhood is zoned for Mount Scott Elementary (located just at the Southwest corner of the HOA), Happy Valley Middle School, and Clackamas High School. In 2021 the middle school zoning will transition to Rock Creek Middle School. See [School Boundaries](#) for the official zoning maps and additional information.

How can a title company / escrow agent obtain HOA dues and balance info for closing?

Please email the HOA treasurer John Chapman treasurer@scottmountainHOA.com

References

HOA Website - <http://www.scottmountainhoa.com/>

Meeting Minutes - <http://www.scottmountainhoa.com/meeting-minutes>

Meeting minutes are posted after approval by the board at the next meeting, therefore there is a 1-2 month delay between meeting date and posting of the minutes

Covenants - <http://www.scottmountainhoa.com/covenants--bylaws.html>

Newsletters - <http://www.scottmountainhoa.com/newsletters.html>

Spring newsletter provides HOA annual budget and annual dues amount.

HOA Facebook Page - <https://www.facebook.com/ScottMountainHOA/>

Points of Contact

President: Neil Gavrich - president@scottmountainHOA.com

General inquiries

Treasurer: John Chapman treasurer@scottmountainHOA.com

HOA Dues and Fines balance requests

Architectural: Kevin Quick and Greg Giuliano
architectural@scottmountainHOA.com

Fence, Tree Removal, and remodeling requests