



President's Corner

by Neil Gavrich

After what seemed like an endless winter, spring has finally arrived to Scott Mountain. I hope you all are enjoying the nice weather! Once again, we will have waste bins in the neighborhood in late May to collect any yard waste. Please remember: No household trash is allowed.

The LED light upgrades completed last year have been working well, and the cost savings on our HOA electricity bill has been even greater than we anticipated. A project we are working on this spring is to have a number of cement paths either repaired or replaced. Our Safety Chair, Steve, has identified areas with unsafe offsets and has worked to map these and find a contractor to complete the work for us.

We are just beginning plans for this year's summer block party, based on the great success of last year's event. If you are interested in helping plan and/or sponsoring the party, please get in contact with me.

I look forward to seeing you all around the neighborhood or at one of our HOA Board meetings.

"... Spring has finally arrived to Scott Mountain."

Our Covenants & Rule Enforcement

The Covenants are rules that each of us has agreed to follow when we purchased our homes in Scott Mountain. These community standards were established to ensure we live in a neighborhood that we can all be proud of. Over the past few months, Board members have conducted several group walks and have identified multiple instances of covenants not being followed. As a result, we have decided to focus more on covenant enforcement this year compared to previous years.

When a home is first identified, our general procedure is to first send the homeowners a reminder letter asking that the issue(s) be resolved within a few days. If the violation is not corrected within this time frame and/or has occurred multiple times, a fine may be assessed by the Board.

Our preference is not to fine homeowners but for issues to be resolved in a timely manner. The entire community needs to play a part in keeping Scott Mountain in good order for years to come. If you have questions, please reach out or attend an HOA Board meeting.

Scott Mountain HOA

board@scottmountainhoa.com

BOARD OF DIRECTORS

Officers

Neil Gavrich, *President*
973-943-9380

Khristina A. Powell, *Vice President*
215-219-7257

James Allen, *Secretary*
503-380-9187

John Chapman, *Treasurer*
503-704-1981

Committee Chairs

Josh Gavrich, *Architectural*
775-338-2669

David Nachand, *Environment*
503-515-5692

Jonathan Handsaker, *Covenants*
503-522-0644

Steve Schroeder, *Safety*
503-754-7761

Nancy Hall, *Member*
503-659-2449

SafeRoutes

Oregon Safe Routes To School



Safe Routes to School for Mt. Scott Elementary

On Sept 26, 2018, Steve, our Safety Officer, attended the Safe Routes to School (SRTS) walk audit conducted to assess current conditions of roads, sidewalks, and pathways around Mt. Scott Elementary School as well as the different modes by which students got to school. A parent survey was also sent out to seek out barriers to students walking/biking to school.

The top 3 barriers were:

- Safety of intersections and crossings
- Sidewalks or pathways
- Speed of traffic along route

For details on the walk audit observations and infrastructure recommendations, please go to the HOA website, www.scottmountainhoa.com.

HOA meetings are on the 1st Tuesday of the month @ 7pm, at the Mt. Scott Fire Station on SE Causey Avenue. All homeowners are invited!

Want to get to the HOA website directly from your smartphone? Scan the QR code below and access the Contact Form, Covenants & Bylaws, previous meeting minutes & newsletters, and other Scott Mountain info!

If you want more of this type of functionality, please reach out to Kristina A. Powell.



2018 Holiday Lights Winners by Kristina A. Powell, VP



Picture of our Grand Prize Winner

Here are our 2018 SMHOA Holiday Lights Contest winners. Each home received a \$50 Visa gift card. Thank you to all participants for making our neighborhood a little brighter during the holidays!

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|------------------------------------|---------------------------|
| <i>Grand Prize:</i> | <i>9963 SE Nancy Ct</i> |
| <i>Color Explosion:</i> | <i>10496 SE 98th</i> |
| <i>Creative Design:</i> | <i>10217 SE 99th</i> |
| <i>Holiday Spirit:</i> | <i>10075 SE Steven Ct</i> |
| <i>Griswold:</i> | <i>9835 SE Derek</i> |
| <i>Special Award (Minimalist):</i> | <i>10824 SE 95th</i> |

Neighborhood Watch in Scott Mountain

Here are some tips & reminders on how to keep our community safe.

- Please drive carefully, and follow the traffic signs and speed limits posted throughout the area.
- Make sure you are appropriately stopping for our school buses and pedestrians.
- There have been some reported incidents of in-car theft. Make sure you lock your vehicles when parked outside your garage.
- Keep rodents & pests at bay by not leaving trash/food out.
- Go over your Disaster Preparedness Plan with your household.
- If a streetlight is out, you can report it to PGE. Call 800-544-1795, press 3. PGE will want the Map # & Pole Tag # located on a round/oval tag on the pole.
- *See something, say something—if you see any unusual activity, please contact the local police.*

**Happy Valley Police Department
(non-emergency line): 503-655-8211**

For emergencies, please call 911

Eagle Landing Development Updates by Nancy Hall

At the City of Happy Valley Planning Commission meeting on Oct 9, 2018, they approved condensing the area of the Eagle Landing development from 17.7 acres to 10 acres. All development will be on the vacant land east of Stevens and New Hope Church. Representatives from New Hope Church were present and requested that the Church's future traffic capacity be subtracted from Eagle Landing's capacity (it appears the Church has split from Eagle Landing). This is a significant change; if Eagle Landing cannot stay below their capacity limits, they will be required to perform many traffic mitigations in the area.

At the Happy Valley City Council hearing on Nov 20, 2018, the decision to approve the "Eagle Landing Preliminary Master Plan Major Amendment" was upheld. There are many "Conditions of Approval" associated with this decision that are of interest:

Condition 41: "That the applicant shall coordinate with Clackamas County and ODOT to determine appropriate conditions and mitigations on roadways under County and ODOT jurisdiction." Note: our neighborhood streets are under County jurisdiction.

Condition 48: "That the applicant's trip generation shall be reevaluated and approved by the City of Happy Valley and Clackamas County DTD prior to the issuance of the Final Master Plan approval."

Condition 91 (in part): "In addition, at the Final Master Plan submittal, the applicant shall submit an exhibit demonstrating the proposal meets residential density and floor area ratio, within the limits and/or ranges listed in Table 16.23.010-2. Further, at Final Master Plan submittal, the applicant shall submit architectural elevations, with final building height, for approval by the Planning Official or designee."

Condition 92 (in part): "Further, no building shall exceed ten stories in height."

Eagle Landing has two years (possible 1 year extension) to file a Final Master Plan with the City. If approved, then a Design Review application can be submitted.

Important Dates & Events

by Kristina A. Powell, VP



Once again, Scott Mountain HOA is hosting our summer block party in August. Last year, we teamed up with the Mt. Scott Fire Department and were able to raise funds and have fun too!

What a fantastic opportunity to get to know our neighbors while enjoying summer and indulging in fun, family-friendly activities!

Once we confirm the date, we'll post on our website and Facebook page.

If you are interested in helping with planning, please reach out to Neil Gavrich.



Spring Yard Waste Bins will be in our neighborhood the week-end of May 17. *Please do not put anything that is not yard debris (eg. no rocks, tires, concrete, plastic) in dumpsters.*

Locations:

93rd Ct. near _____
96th Ct. near 10757
96th Ave. near 10558
Gia Ct. near 9905
Kela Pl. near 9905
King Way near 10493
99th Ave. near 10312
100th Dr. near 10246

Tech-Connect With Us!

by Thomas Spathas, Webmaster

Resources such as Covenants & Bylaws, neighborhood maps, historical photos, upcoming events & meeting minutes can be found on our website:

www.scottmountainhoa.com



For the latest news, search for "Scott Mountain HOA" on Facebook and give us a Like & Follow or get there directly from our HOA website by clicking on the Facebook button.

Tag pics of our neighborhood and events on social media by using the hashtag **#smhoa!**

Annual HOA Dues & 2019-2020 Budget by John Chapman, Treasurer

2019-2020 Budget for Scott Mountain Homeowners Association

| | |
|---------------------------------|-----------------|
| Open Space Costs | \$6,000 |
| Landscape Maintenance | \$5,000 |
| Yard Waste Bins (Spring & Fall) | \$4,500 |
| Insurance | \$3,500 |
| Newsletters & Billing | \$2,000 |
| Miscellaneous Projects | \$2,000 |
| Drain Cleaning/Repairs | \$1,000 |
| Electric | \$ 800 |
| TOTAL | \$24,800 |

Annual HOA dues are **\$110 per household** for the current 2018-2019 year . The invoices will be mailed out the first/second week of May, and are due by **May 31, 2019**.



SCOTT MOUNTAIN

HOMEOWNERS ASSOCIATION

PO Box 622, Clackamas, OR 97015-0622