SCOTT MOUNTAIN HOA

Fall 2026 Newsletter

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FROM THE PRESIDENT

President's Corner

Fall felicitations, and a warm welcome to all new homeowners. Our neighborhood is a welcoming urban forest, and we on the board are working hard to maintain it. We appreciate everyone working with us, with respect and consideration for each other's enjoyment of their own homes.

We also have open board seats for anyone who would like to join. Being on the board requires as little as one meeting a month for ten months a year, and you can participate as much as your time permits. Board participation also allows us to avoid hiring an outside management agency, which would significantly increase our dues. Join us!

I hope you all have a great fall.

Your neighbor,

Kevin Quick

President, Scott Mountain HOA

At a Glance

NOV 13 – 16

Fall yard waste bins

Locations on our website and Facebook page.

TUE, NOV 17 · 7 PM

Board meeting

Mt. Scott Elementary, Library. Homeowners welcome.

DEC 1 – 20

Holiday Lights voting

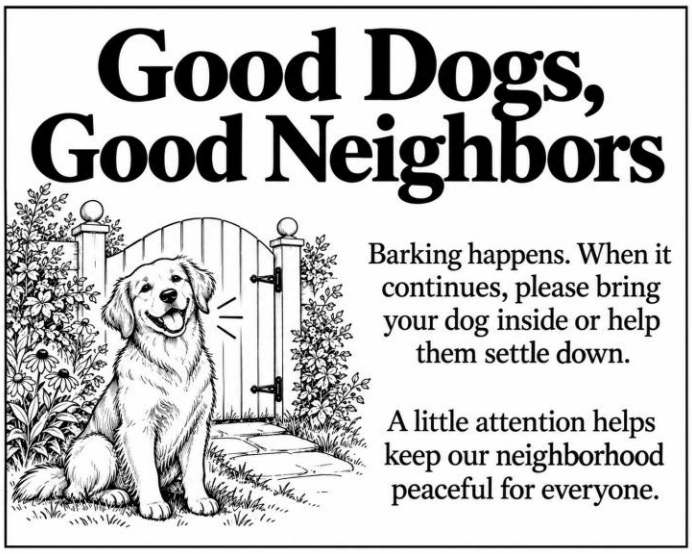
Ballot on the back page, or scan the QR code on page 3.

ANYTIME

Pay dues online

Zelle details on page 2.

NEIGHBORHOOD REMINDERS



MARK YOUR CALENDAR

Next Board Meeting

Tuesday, November 17
7:00 PM

Mt. Scott Elementary School
Library
11201 SE Stevens Road

Homeowners are welcome. We usually meet the first Tuesday of the month, except July and December.

Your Board

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

Kathy Barenbrugge · *Safety*

COMMITTEE CHAIRS

Kevin Quick · *Architectural & Covenants*

John Chapman · *Covenants*

Darrell Maxwell · *Environmental*
206-245-0804

board@scottmountainhoa.com
www.scottmountainhoa.com
Individual officer and committee emails are listed on our website.

PAYING YOUR DUES

Pay Online with Zelle

Homeowners can pay annual HOA dues and other charges with Zelle, a free and secure way to send money directly from your bank account. No checks or stamps needed.

Instructions at www.scottmountainhoa.com

LIVING WITH WILDLIFE

Please Don't Feed the Wildlife

We enjoy our deer, raccoons, squirrels, birds, and other critters, but feeding them is not a healthy diet or habit for them.

Worse, food left out for wildlife attracts rats, and that becomes everyone’s problem.

SEASONAL

SCOTT MOUNTAIN HOA

2026 Holiday Lights Contest

Our grand prize has doubled!

$100

Grand-prize gift card

Six more winners receive $50 gift cards.

Vote for your favorite neighborhood displays.

SCAN TO VOTE

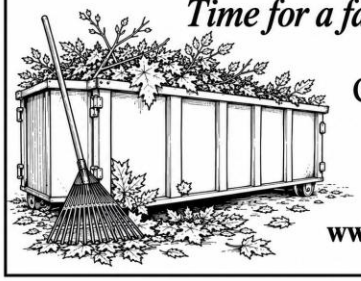
Voting: December 1–20

Prefer paper? Use the newsletter ballot.

Fall Yard Waste Bins

November 13–16

Time for a fall cleanup!



Check the HOA website or Facebook page for bin locations.

www.scottmountainhoa.com

HOW WE HANDLE COVENANTS

The Board, Our Covenants & Rule Enforcement

The Board resolves issues through conversation rather than fines whenever possible. We rely on homeowners to let us know about covenant violations in their neighborhood, and once we are aware of an issue, we address it in a timely and equitable manner. As volunteers, we appreciate your patience and understanding.

Our covenants are community standards that keep Scott Mountain a neighborhood we enjoy and can be proud of. The Board aims to be fair, not rigid. Recent issues we were notified of and reviewed include:

- Excessively noisy dogs
- Vehicles in disrepair parked on a lot or street more than 48 hours
- Non-payment of HOA dues
- Removing a tree over 6" in diameter (measured 5' above ground) without prior approval
- Changes to a home or yard without Architectural Committee approval

Board Meetings

7 PM, Mt. Scott Elementary Library

2026 Nov 17

2027

Jan 5 · Feb 2 · Mar 2

Apr 6 · May 4 · Jun 1

Aug 3 · Sep 7

All Tuesdays. No meetings in December or July.

2026 Holiday Lights Ballot

Scott Mountain HOA • Voting: December 1–20

Vote for up to seven homes. Include the house number and street name.

Voter name: _____

Voter street address: _____

Email: _____

1. _____ **5.** _____

2. _____ **6.** _____

3. _____ **7.** _____

4. _____

Ballot drop box at 98th Ct. & King Rd.

Visit website or FB for online voting.

www.scottmountainhoa.com

Tech-Connect With Us

Thomas Spathas, Webmaster

Scan with your phone to go straight to our website.

All HOA news and updates are on our Facebook page and website: neighborhood alerts, meeting schedules and login info, past meeting minutes, and the Covenants & Bylaws. You can even contact the Board with a single click.

Check out “Photos From The Past” for historical photos of our neighborhood. Have photos, articles or ideas to submit? Email Thomas at webmaster@scottmountainhoa.com.

FROM THE TREASURER

Treasurer Updates *John Chapman*

Every homeowner in the Scott Mountain HOA signed a deed which obligated them to pay the yearly dues. Our fiscal year runs from May 1 to April 30.

The good news is that about **81% 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. That can get expensive for them.

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 HOA

PO Box 622, Clackamas, OR 97015-0622