

Remington Ranch



Mountain Meadows Property Owners Association Issue #01 October 2021

WEBSITE: remingtonranchmontana.com **FACEBOOK:** [MountainMeadowsPropertyOwnersAssociation](https://www.facebook.com/MountainMeadowsPropertyOwnersAssociation)

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MMPOA BOARD MEMBERS

Rene LeVeaux/President

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Emanuel Hartman/Vice President

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Lisa Hansen/Director at Large

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President's Report

We are taking our first step in improving communications to our property owners. We hope to provide this update on a very regular basis going forward.

As you know we have had three new board members since March 2021 and we all have been busy this year.

1st ANNUAL SUMMER BASH - In June, we had our first Summer Bash.. We had over 112 residents in attendance and based on the email feedback we received, the event was a resounding success. All respondents said that they appreciated the effort to bring together new and existing residents and we should continue to do an event like this in the future. We will form a committee of volunteers for our event next year and hope it can be even better.

REMINGTON RANCH INFRASTRUCTURE WORK - Annual road work that has been completed includes spring grading, asphalt crack sealant applied, mowing and weed spraying of road easements, and fall grading. The Fire Pond water level is maintained regularly for our continued safety. The Remington Ranch road and Willow Creek Crossing-Meadowood Stop signs that blew down have been replaced. So we are back to a 4 way stop.

We will be adding three new speed limit signs; entering from North Gate, driving west on Willow Creek Crossing and driving east on Meadowood road. The broken Meadow Circle street signs have been

replaced. Soon the snow poles will return in advance of the winter season. Road mix will be added to build up the entrance on Airport road and the transition from asphalt to gravel on Willow Bend. Be aware that Meadowood Road crossing over Pryde ditch is narrow. Extra snow poles will be added in this area. A spring repair project is already in the works.

A friendly reminder: The speed limit throughout our community is 25mph with the exception of Remington Ranch Road which is 35mph. Also, the extreme dry conditions are causing quite a dust on the gravel roads, please drive slowly.

BOARD MEETINGS - Currently Our board meetings are held the second Thursday of every month. Due to the fact that COVID is hanging around we are doing these meetings virtually. Once things settle down we will begin to meet in person again. As we move toward 2022 we hope to make these meetings open to our members in some capacity. Until then we will try to communicate as best as possible through this Newsletter format. As always we welcome suggestions and ideas. If there is something that you would like to see the board address please reach out to us.

ANNUAL ASSESSMENTS - will be sent out mid January. The assessments are due on receipt. The calendar year for dues is January to December of that year. Look for an email for assessment invoices in January 2022 and please pay promptly.

COMMUNITY BULLETIN BOARD - You will notice at the end of our newsletter that there is a Community Bulletin Board. We would like to encourage our residents with businesses as well as students who would like to provide services such as yardwork, baby and dog sitting or any other service to advertise here. There is NO CHARGE for this service. We would like to open this up to businesses within Red Lodge for a small fee going forward. If you are interested in advertising or know a local business who might be, please contact Kelly Dehio at rranch2016@gmail.com and she will forward the information.

WHAT'S NEXT FOR OUR BOARD:

GRANDVIEW SOUTH - As some of you know, Grandview South is not technically part of MMPOA. The reason being is that we do not have enough signatures from current property owners to annex them in. So, what does this mean? It means that technically MMPOA has no authority over what happens in Grandview South. We have been acting in the same capacity as we do in all the other areas and doing the best we can to make sure things go smoothly. As some of the new owners purchase lots we are asking them to sign the MMPOA Documents. This is working pretty well but we still have some current property owners that have not signed. People are paying dues which is important because of the snow removal and other services that MMPOA provides. As far as the other things that we do, we are on somewhat of a hold. There are some maintenance issues with some of the common areas that we want to take care of but not sure what to do at this point. My ask of all of you is that you please sign the MMPOA agreement so we can do our job as a board. If you want more information regarding this issue please reach out to one of the board members and we will be happy to respond.

TRAILERS, WE NEED YOUR INPUT PLEASE

Our covenants state that trailers cannot be parked on any property for no more than 7 days. Because of other things the board was dealing with this summer, we relaxed our enforcement of this issue. We do not want to be a board that is acting as the Police. That is not our job. But, we have had complaints from several people about utility trailers, boats, bobcats and other things being parked for extended periods of time. In the MMPOA's CC&R's under section 7.14 it states that "No trailer, such as horse, boat, snowmobiles or any other equipment normally associated with recreational activity shall be parked on the street for more than 4 days and on the property for more than 7 days". **So, we are kindly requesting that everyone have trailers off your property by October 21st.**

One of the things the board is considering, is to allow parking of trailers on the property for the summer months. We would identify a time period. Before we can consider this we would need a vote of the current MMPOA members to change the CC&R's. If we do not get enough votes then this board has no choice but to enforce the current CC&R's.

What we would like is to have people respond to this newsletter with your thoughts; pro and con. **If you could submit your comments one way or the other to Kelly Dehio at rranch2016@gmail.com , then we**

could see if it is even worth taking the time to pursue this change. As always, if anyone has any questions of the board please feel free to reach out to me directly at: PresidentMMPOA100@gmail.com. I will get together with the other board members and provide a response.

Once again, this board is doing the best we can to keep everything going smoothly. We have three new board members this year and I can honestly tell you this is a terrific group of volunteers all trying to do the right thing for Remington Ranch. We are pleased to serve as your board and look forward to the time when we can actually have an in person annual meeting. Thanks again.

Rene LeVeaux
President

Architectural/Landscape Committee

The Committee is led by:

Emanuel Hartman/Vice President
42 Grandview Drive

406 696 7859, vicepresidentMMPOA200@gmail.com

Hello from the architectural committee. We have had a busy year of approvals for homes, yard landscaping and fence work. We have processed over 50 projects and we have added some amazing homes, beautiful landscaping and great families to our neighborhood. It's a busy time for development. I encourage everyone to read through the covenants and look at your homes to see if there is anything you need to do to ensure that you are within the guidelines. With Covid and the lack of landscaping services in Red Lodge we have relaxed the one year timeline for completion of landscaping after completion of construction.

We are always looking for residents to help in our committees. If you are interested in participating, please respond with your information and I will get in touch.

Let us know if we can help you in any way!!

Community Information and Reminders

Pet Waste - Thankfully, the vast majority of

Remington Ranch pet owners are very diligent about picking up after their pet. However, the frequency of pet owners not picking up after their pet is increasing. Please be mindful of your pets and act responsibly. Also, please remember that our pets must be on a leash whenever we are walking them.

Architectural/Home Improvements - If you are considering making home improvements (fences, sheds and exterior modifications), **PLEASE** review our MMPOA CC&R's, Rules, Regulations, and Architectural Guidelines. These governing documents are available on our website:

<https://remingtonranchmontana.com/documents/>

Emanuel Hartman is our Chairperson of the Architectural/Landscaping Review Committee. If needed, he will interface with you on the details necessary to evaluate and process your request.

HOME LIGHTING - The night skies in Montana are one of our most beautiful benefits of living in this wonderful state. Please be mindful of this and make sure your outside lights are within the architectural guidelines found in the CC&Rs. Please just keep outdoor lights to a minimum. Thanks!!!!

LANDSCAPING AND /LOT MAINTENANCE - A friendly reminder that we have a committee to review landscaping plans/timeframes. It is our community's expectation that landscaping be completed within one year of move-in.

Also, each resident has the responsibility to mow their lots annually and abate any noxious weeds.

PAVED AND UNPAVED STREETS - Our streets are shared by motor vehicles, bicycles and pedestrian/pet traffic, and construction vehicles. We have more young children playing in the streets. Please adhere to the posted 35mph at Remington Ranch Road and 25 mph speed limit throughout the rest of the community and use extreme caution when driving through MMPOA.

ADDRESS/EMAIL/CONTACT CHANGES -

Please send any changes to your contact details to Kelly at rranch2016@gmail.com

FACEBOOK:
MountainMeadowsPropertyOwnersAssociation

WEBSITE:
remingtonranchmontan.com

REMINGTON RANCH BULLETIN BOARD

Business or non-business ads in the bulletin board are FREE for residents, \$15/month non-residents. If interested, please Contact Kelly Delhio at: rranch2016@gmail.com

SOME EXAMPLES:

WINDOW CLEANING: YOUR AD HERE

HOUSE/DOG/CAT SITTER/ERRANDS: YOUR AD HERE

LOST AND FOUND -
FOUND - I have a heavy stock feeder that blew into my yard this spring. Nobody has stopped to get it. If this belongs to anyone, they are encouraged to stop by and pick it up. Contact Lisa at: 435 230 8230

RESTAURANTS/CAFES: YOUR AD HERE

HOUSEKEEPING SERVICES: YOUR AD HERE

BABY SITTING: YOUR AD HERE

REAL ESTATE SERVICES: YOUR AD HERE

LAWN AND GARDEN SERVICES: YOUR AD HERE

NOTE:

MMPOA provides the Remington Ranch newsletter as a service to its members and residents. The Association's newsletter may contain advertisements for various services offered by both residents and non-residents ("advertisers"). The Association does not explicitly or implicitly endorse, warrant, or guarantee the work and/or services of the advertisers and does not independently verify the representations contained within the advertisements, nor is the Association responsible for any claims and/or damages arising out of the use of any of the advertisers. All content included in the newsletter is at the discretion of the MMPOA.



HALLOWEEN

The most popular day of October, in the eyes of children, has to be the last day – Halloween. With these little princesses, ghost and goblins out and about, please be extra cautious when driving:

1. Slow down and be especially alert in residential neighborhoods. Children are excited on Halloween and may move in unpredictable ways.
2. Popular trick-or-treating hours are 5:30 p.m. to 9:30 p.m. so be especially alert for kids during those hours.

