

Remington Ranch



Mountain Meadows Property Owners Association Issue #02 November 2021

WEBSITE: remingtonranchmontana.com **FACEBOOK:** MountainMeadowsPropertyOwnersAssociation

MMPOA Info or questions: Email: ranch2016@gmail.com USPO: P.O. Box 2016 Red Lodge, MT 59068

MMPOA BOARD MEMBERS

Rene LeVeaux/President

58 Grandview Drive
406 670 0182

presidentMMPOA100@gmail.com

Emanuel Hartman/Vice President

42 Grandview Drive
406 696 7859

vicepresidentMMPOA200@gmail.com

Doug Anderson/Treasurer

31 Bear Run Lane
210 859 9561

treasurerMMPOA400@gmail.com

Tom Polinko/Secretary

8 Willow Creek Crossing
303 717 0784

secretaryMMPOA300@gmail.com

Lisa Hansen/Director at Large

16 Willowbend Road
435 230 8230

johnlisahansen@gmail.com

President's Report

GRAND VIEW SOUTH - Currently we need about 8 more signatures to put Grand View South under the MMPOA umbrella. The board has agreed to reach out to some of you that have not signed just to make sure we understand why.

Board member, Tom Polinko, has agreed to make these calls. When you receive these calls we are just trying to understand any concerns that you may have. After we make these calls and, if we do not get enough signatures, then we will make a decision as a board as to what is next. We may have to break off Grandview South and have them get their own association, bylaws, insurance and contractors. We hope that this will not be the case. The best thing for everyone would be to have everyone under one association, one set of by laws and one snow removal contractor. Please, if Tom calls you let him know what your thoughts are.

TRAILERS - As you know we asked people to remove trailers before winter set in. Thanks to all of you that did move your trailers. However, there are still a few that need to be put in storage elsewhere. We will be calling those people and asking them to please move the trailers. This board or any board should not have to be in a situation to police these kinds of things.

Also, in our previous newsletter, we asked for opinions about having trailers parked by the homes. We have not received a lot of replies so if you have an opinion about the trailers that we outlined please send an email or call one of the board members and let us know. We will, at some point, address the ones that do not get moved but we really hope that people take care of this on their own. If you have an opinion about whether or not we should let people keep trailers at their homes for the summer, please let us know. We

will look over the responses and let you know. It may have to be a vote by members. More to come later.

REMINGTON RANCH INFRASTRUCTURE WORK - October was a busy month in preparation for winter. Speed limit signs (25mph) have been installed on Northgate, Willow Creek Crossing, and Meadowood Rd. The Remington Ranch Road, Willow Creek and Meadowood Rd intersection is again a 4-Way Stop. The Meadow Circle street sign has been installed at the Meadowood Rd intersection.

The culvert on South Bear Run has been widened to support the snow plowing equipment. Special thanks to the residents in this area for your partnership on this project. The east entrance on Airport Road has new road mix material. Road mix material has been added to the east section of Willow Bend Road from the transition off the asphalt.

WIND STORM DEBRIS - Wind storm debris still remains. Be a good neighbor and please give us a hand in removing it.

FEEDBACK PLEASE - As always, we welcome any feedback that you may have. We are trying to be transparent with all the things that we are faced with. Please feel free to reach out to me directly at: PresidentMMPOA100@gmail.com or Kelly at: rranch2016@gmail.com

We will respond to your questions or concerns.

CLOSING - We are having some nice fall weather but we also know that the snow will soon be here. With that in mind, we are ready with our same contractor for the season. Please be patient when some days get out of control.

This board is very involved and engaged in making this the best possible place to live in Red Lodge. Help us by communicating to your friends or any of us. We are here to help. Also, I want to Thank you in advance for paying your yearly dues. It is important to pay these in January so we can fund everything we need for 2022.

Thank you, Rene LeVeaux, President

Architectural/Landscape Committee

The Committee is led by:

Emanuel Hartman/Vice President

42 Grandview Drive

406 696 7859, vicepresidentMMPOA200@gmail.com

This month we had one approval for a new home, one approval for landscaping and one review of a project for a prospective buyer of a lot.

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.

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.

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.

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

THANKSGIVING

We are so blessed to live in a great state, Montana, and a beautiful community, Remington Ranch. On behalf of the MMPOA Board we would like to wish you and your families a wonderful Thanksgiving!



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.

The Morris boys are our first advertisers! Good luck Colter and Nolan!

REMINGTON RANCH BULLETIN BOARD

You Leave 'em, We Love 'em!

House Sitting, In-Home Pet Sitting, Snow Removal, and Yard Work

Colter (9th grade) and Nolan (8th grade) Morris live in Remington Ranch. We are experienced, animal loving, hard workers looking for side jobs. We have experience with cats (including cat boxes), dogs, even blind lizards! We are happy to stay the night so your animals are comfortable. Your home will be clean and your animals loved (mom and dad will be checking on the work often). Prices negotiable and determined per household situation.

We also have a fair amount of snow removal and yard work experience. Snow removal can be done prior to or after school (road dependent).

Call or text Nolan and Colter at **406-426-0166**

LOST AND FOUND

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

OTHER IDEAS:

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.