

Remington Ranch



Mountain Meadows Property Owners Association Issue #03 December 2021

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

MMPOA Info or questions Email: rranch2016@gmail.com **USPO:** PO Box 2016, Red Lodge, MT 59068

MERRY CHRISTMAS and a HAPPY NEW YEAR!

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 Merry Christmas and happy and safe 2022!

MMPOA BOARD MEMBERS

Rene LeVeaux/President

58 Grandview Drive
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Emanuel Hartman/Vice President

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16 Willowbend Road
435 230 8230

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President's Report

First of all, on behalf of the board of directors of MMPOA we would like to wish all of you a very Merry Christmas and Happy New Year. This past year has been filled with a lot of unsettling things around the world. This is truly a time of uncertainty in our lives. Covid has changed the world. I am not really sure that things will ever be the same. But, not all is bad. A lot of good things came out of covid. We got to spend more time with our families and some of our priorities got adjusted. Maybe slowing things down is not all bad?

As far as MMPOA is concerned, you have a very engaged board. We are working on everything - trying our hardest to make this the best community in Red Lodge. We do have good news in that we are keeping the dues the same for 2022! We are still growing and there are no major issues that need to be resolved.

Our snow plow contractor is very responsive to our needs. He keeps his snow plow in our community and starts as early as possible. **A few tips to staying safe:** please yield to the big plow, don't push snow into the street, and don't plow the road as it may cost us more time to clear the snow.

Meadowood Road that crosses Pride ditch culvert is losing road base on the north side, causing the roadway to be narrow. **Please be cautious in this area.** We are taking bids to extend the culvert and repair the road. We hope to select a contractor in January and repairs should begin thereafter.

ANNUAL ASSESSMENTS - Will be sent out early January and are due upon receipt. It is important for everyone to pay these in January so we can fund everything we need for 2022. Fees are \$450. Thank you in advance for your timely payment.

PLEASE CONFIRM YOUR CONTACT DETAILS - Communication with our land/homeowners is so important. We are anticipating the need to reach out to each of you in 2022 on issues like trailers and other topics. It's important as a board that we know how to reach each and every land/homeowner. Please send the attached form back so we can confirm or update your contact details for future communication.

WIND STORM DEBRIS - The Red Lodge winds have been way too exciting this season. Please secure patio furniture, hot tub covers, grill covers, and construction materials.

We had a very successful neighborhood clean up after our most recent big "wind event". A trailer and a truck full of debris was collected. Special thanks to Kelly, Linda, Mark, Brady, and David. Thanks to everyone for keeping the "Ranch" clean. Check our Facebook page for lost and found items.

Trash recovered from our last wind event!



GRAND VIEW SOUTH - Tom Polinko has been reaching out to many GVS land/home owners. We are making good progress. Thank you for your willingness to listen and better understand the benefits of being part of MMPOA. The best thing for everyone would be to have everyone under one association, one set of by laws, one Board and Architectural Committee and one snow removal contractor. GVS' original CC&Rs will remain in place.

TRAILERS, PRO OR CON?

In Montana, we love the outdoors and the many activities Montana has to offer including camping. Many residents have trailers and utilize them all summer. Other Homeowner Associations, such as the Red Lodge Country Club Estates, have modified their CC&Rs to where homeowners can have trailers onsite from April 1st through October 1st. They must be removed and stored in October.

We have been asked by several homeowners to consider instituting a similar CC&R modification for MMPOA. We would like your input, pro or con, on having trailers onsite from May 1st until October 1st. ATVs, boats, horse and utility trailers must be screened or stored out of view per current CC&Rs. If enough are interested we would need to put this change up to vote by our land/home owners.

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. 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.

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.

We will continue to keep you all informed of what we are working on. In the meantime, enjoy the rest of this year with family and friends.

Happy Holidays to all of 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

We have had one fence application and approval along with one home application. We are still in need of a couple of people to volunteer for the architectural committee. Let me know if you are interested!!

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/>

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.

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.

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

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 ranch2016@gmail.com and she will forward the information.

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

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

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

CONTACT DETAILS AND TRAILER INPUT

Please cut and paste into an email and send to: rranch2016@gmail.com

Or

USPS mail to: PO Box 2016, Red Lodge, MT 59068

Land/Home owner Name (primary contact): _____

Phone: _____

Email: _____

Mailing address: _____

Land/Home owner Name (Additional contact): _____

Phone: _____

Email: _____

Mailing address (if different): _____

TRAILER QUESTIONNAIRE

_____ We would consider allowing trailers (only) on property from May 1st through September 30th. They would need to be on the driveway or a pad which is adjacent to the home/garage. ATVs, boats, motorcycles, golf carts, horse and utility trailers are still not allowed and must be screened or stored out of view per current CC&Rs.

_____ We would prefer to leave the CC&Rs as they are and not allow trailers and other vehicles during the summer months.

Comments/Suggestions:

Your response and comments will help us determine if we should put this suggested change up to vote by our land/home owners.

Thank you!

Your MMPOA Board

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.