

# Remington Ranch



*Mountain Meadows Property Owners Association Issue #06 April, 2022*

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

MMPOA Info or questions Email: [rranch2016@gmail.com](mailto:rranch2016@gmail.com) USPO: PO Box 2016, Red Lodge, MT 59068

## REMINGTON RANCH 2nd ANNUAL SUMMER BASH 2022

**PLEASE RSVP to: [kfischer9881@outlook.com](mailto:kfischer9881@outlook.com)**

Please RSVP to Kim Fischer for our 2nd Annual Summer Bash on June 18, 2022 3-6:00 PM. Red Lodge local musicians, Lee and Charlie, are booked for our event! We have had many new families invest in Remington Ranch in 2021 and hope to include even more families this year.

**THANK YOU to Kristy Bagby and Kim Fischer for raising their hands to assist on the Bash Committee!**

### 2022 MMPOA BOARD (resumes for the new members at the end of the newsletter)

#### **Doug Anderson/President**

Lead Annual and Board meetings, Legal, MMPOA Insurance

31 Bear Run Lane

210 859 9561

[presidentMMPOA100@gmail.com](mailto:presidentMMPOA100@gmail.com)

#### **Tom Polinko/Vice President**

Communications:

MMPOA Facebook, Newsletter, Web Page, Fire Pond, Summer Bash

8 Willow Creek Crossing

303 717 0784

[vicepresidentMMPOA200@gmail.com](mailto:vicepresidentMMPOA200@gmail.com)

#### **Warren Hill/Treasurer**

Snow Plowing, road grading, repair, oiling, asphalt sealant

4 Meadow Circle

303 868 9950

[treasurerMMPOA400@gmail.com](mailto:treasurerMMPOA400@gmail.com)

#### **Jon Hullings/Secretary**

Annual meeting assist, Weed Spraying/Mowing, Islands/Beautification

38 Meadow Circle

316 393 0017

[secretaryMMPOA300@gmail.com](mailto:secretaryMMPOA300@gmail.com)

#### **Cindy Millard/Board Member at Large**

Architectural Committee Lead

48 Grandview

406-861-3790

[boardmemberMMPOA600@gmail.com](mailto:boardmemberMMPOA600@gmail.com)

# President's Report

## Doug Anderson

We have a wonderful owner community in Remington Ranch with many residents stepping up to help in so many ways! I am proud to be a part of this community and contribute to the MMPOA Board!

April begins a new season and we welcome new volunteers to the MMPOA Board. First, we need to thank Rene, Emanuel, and Lisa for their contributions as Board Officers. And, thanks in advance to our new Board Members for volunteering your time to our community:

- John Hullings, Secretary, will also coordinate weed spraying and Island beautification projects. He will also assist with planning the Annual Members Meeting.
- Warren Hill, Treasurer, will take the lead with next season's Snow Plow Contract, road grading, oiling of the gravel roads and asphalt sealant.
- Cindy Millard, Board Member at large will lead the Architectural Committee.
- Kelly Dehio continues as the communities Executive Assistant. Thank you Kelly for continuing to support us!

Our first meeting was held at the Red Lodge Area Community Foundation, April 14, where we established our common goal: "For the Good of MMPOA and all Residents within Remington Ranch ". Our first order of business was to understand the MMPOA Bylaws and CC&Rs as well as the individual subdivision CC&Rs.

Then general business items were discussed.

- The **2nd Annual Remington Ranch Summer Bash** is slated for Saturday, June 18. A big thank you to volunteers, Kristi Bagby and Kim Fischer, who raised their hands to help coordinate efforts with the Board to help make this another great event.
- The planning for the **Annual Members Meeting** is underway, we're hoping to secure a location and set a date for early September. More to come.
- The **Architectural Committee has 3 new members** and will be trained on the approval process and understanding all CC&R's. We thank Jacqueline Walkowiak, representing Creekside, Susan O'Neil representing Grandview South and Jay Herman representing Grandview North for volunteering to help!
- Our **Snow Plow expense** continues to trend favorably compared to the budget.
- Pride ditch culvert extensions have been added and the remaining dirt work will be finished once the snow melts.
- The **Grandview South islands** on Starlight Drive and the other cul de sac directly to the south, are in need of a good clean-up and sprinkler system overhaul. We have solicited bids for this project and will have them cleaned up when the weather breaks.
- **IMPORTANT: 2022 Financial Update** We are in the process of soliciting bids for upcoming mowing, weed spraying, and next season's snow removal. As we have all seen in our own homes and businesses, prices for products and services are going up and being passed down to the consumers. In anticipation of these additional expenses, cash flow is critical and we must receive our resident's assessment payments in a timely manner.

Most everyone has paid the 2022 Annual Assessment which was sent out in January; **THANK YOU!** However, after several reminders, 10-11% of the assessments, (\$11,000 of income), have not been received and are now way past due. The Association has an obligation to ensure that payments have been received from all members who benefit from the services provided by MMPOA. The Board voted unanimously to send a Final Notice to these few folks, noting that payment must be received by May 31, 2022. If payment has not been received by May 31, 2022, in accordance with the Bylaws, liens may be applied and late fees of 10% per annum will accrue. For those who have not paid, thank you in advance for your assistance.

**A few Reminders:**

- Dogs need to be leashed. We had an incident this past month between two members and unleashed dogs. Let's be considerate and leash and keep your dogs under control.
- Watch for a *Spring Clean Up* notice in early May. Your help is appreciated.

I am happy to lead the Association "For the Good of MMPOA and all Residents"! Looking forward to Spring!

**Doug**

## **Architectural/Landscape Committee**

**The Committee is led by:**

**Cindy Millard, Member At Large**

**48 Grandview**

**406-861-3790**

**Please send ARC requests to: [architectmmpoa500@gmail.com](mailto:architectmmpoa500@gmail.com)**

The MMPOA Architectural Review Committee (ARC) welcomes two returning members and three new members to the committee. Cindy Millard (new chair of the ARC), and Cheryl Fowell representing Meadowood, remain on the committee. New members are Jacqueline Walkowiak representing Creekside, Susan O'Neil representing Grandview South, and Jay Herman representing Grandview North.

As of this morning, we have a home proposed for GVS, and a shop proposed in Meadowood. We anticipate a busy spring and summer again in 2022.

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!!

**ANNUAL MEETING IN SEPTEMBER** - We are targeting an in person meeting in September. We should have a date and location soon and we will communicate the details via our newsletter. .

**DUMPSTERS** - As many living here know, we can have very severe wind events and construction trash often blows out of the containers. As we have many building projects underway, we will require that all future dumpsters coming into Remington Ranch will have cages on top to prevent trash from blowing out of the trash bins. Also, they should be placed on the lot and NOT on the street please.

**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](mailto:PresidentMMPOA100@gmail.com) or Kelly at: [rranch2016@gmail.com](mailto:rranch2016@gmail.com) We will respond to your questions or concerns.

## 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 of maintaining their lots 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.

**PLEASE UPDATE 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 a variety of topics. It's important as a Board that we know how to reach each and every land/homeowner. Please send any changes to your contact details to Kelly at: [rranch2016@gmail.com](mailto:rranch2016@gmail.com)

**FACEBOOK:** MountainMeadowsPropertyOwnersAssociation

**WEBSITE:** [www.remingtonranchmontan.com](http://www.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. If you are interested in advertising please contact Kelly Dehio at [rranch2016@gmail.com](mailto:rranch2016@gmail.com) and she will forward the information.

### **GENERAL YARD MAINTENANCE & SERVICES**

#### **MOWING, EDGING, BLOWING, TRIMMING AND HAULING**

Brady, a local Red Lodge High school student, is available to offer estimates for general yard maintenance services. Two years experience with my own equipment. References available upon request.

**CALL BRADY AT:** (406) 425-1679

## **CRAZY CREEK, RED LODGE**

“Our origins started in Red Lodge, Montana, at the foot of the Beartooth Mountains. A backdrop that not only served as inspiration for our products, but as testing ground for our legendary chairs. Since 1987 we’ve worked to produce lasting outdoor products with a singular focus - to perfect “just sit there” no matter what terrain “there” might include.

Crazy Creek® chairs and gear have traveled around the globe, and have been relied on by some of the top professionals in the outdoor world. From the backcountry in Northern Alaska, to backyards in Southern Florida, people have enjoyed the quality craftsmanship and attention to the small details that make our simple to use designs so versatile.”



Contact Remington Ranch Resident and President/Owner, Karson Bagby, Crazy Creek Products, for more information.

[www.crazycreek.com](http://www.crazycreek.com)

(406) 546-4607

## ***2022 New Board Member Details***

### **Cindy Millard - Grandview North**

Cindy and her husband, Thom, built a home in Remington Ranch in 2018. She has served on the MMPOA architectural review committee for three years. She is a full time Red Lodge resident.

Cindy, a 5<sup>th</sup> generation Montanan, has lived in Red Lodge since 2007. She previously served on the Board of the Red Lodge Country Club Estates Property Owners Association (the golf course), as well as worked as the administrative contractor for that Association from 2019-2021. (Equivalent to Kelly Dehio's role for MMPOA)

Cindy is a professor at Montana State University in Billings. In her spare time, she volunteers for the Red Lodge Chamber of Commerce, the Eagle Mount ski program at Red Lodge Mountain, the Red Lodge Carnegie Library, and the Red Lodge Chapter of PEO. She enjoys all things outdoors in Red Lodge.

She wishes to serve on the Board to increase her efforts at sustaining and improving the property owners experience and investment in Remington Ranch.

### **Warren Hill - Meadowood**

I would like to offer my experiences from past HOA positions to help on the Remington Ranch HOA as a full time resident here. Below is a list of previous HOA related positions over the years.

My Wife and I have relocated from Winter Park Colorado to Remington Ranch Red Lodge as full time residents. She retired after 42 years of nursing last spring and we're looking forward to our future years here in Red Lodge.

Experience: Successfully running a fire protection manufacturers rep company for over 20 years.

Winter Glen. HOA Winter Park CO

HOA manager from 2002-2012

Responsible for the HOA financial and contracting outside services for snow , tree, building insurance. Payment of HOA bills, Title company compliance doc's and HOA outsourced tax returns. Putting on the annual HOA meeting and yearly HOA gathering.

Vista HOA. Winter Park CO From 2002 -2012

Responsible for the HOA financial and contracting outside services for snow , tree, building insurance. Payment of HOA bills, Title company compliance doc's and HOA outsourced tax returns. Putting on the annual HOA meeting and yearly HOA gathering.

VEHOA. Boquete Panama. 165 units

Valle Escondido board member 2013-2014

Participated in monthly video meetings. Worked on electrical, water and security issues and representation of the HOA with the developer and trust issues.

Grand County Water Board member. 2016-2021

Monthly meetings on maintaining the budget, water right issues, water treatment facilities working with other grand county water districts. Sitting in on the JOFC treatment facility meetings and making sure the district was in compliance with all water rights and state regulations.

## **John Hullings - Meadowood**

My wife, Carrie and I, knew we wanted to be in Montana after we retired. As we made plans to explore our options for where to settle, we made Red Lodge our home base for our excursions. After spending some time here, we immediately fell in love with Red Lodge and decided we need to look no further. Red Lodge just felt like home. We moved here from Kansas in December of 2020. We feel very blessed to be here and we have been fortunate to meet a lot of very nice people, many of whom are located here in Remington Ranch.

Prior to retiring I practiced orthodontics in Kansas. In addition to caring for patients, I was responsible for running a small business, where attention to detail was essential. We also own real estate in Kansas that requires our supervision and management. I have also served on our Church and Club advisory boards in past years. I believe those experiences would prove beneficial serving on the HOA if the residents of Remington Ranch would choose to have me serve on the HOA Board

## **CONTACT DETAILS CHANGES**

**Please cut and paste into an email and send to: [rranch2016@gmail.com](mailto:rranch2016@gmail.com)**

**or**

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

**Member Name (primary contact):** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Mailing address:** \_\_\_\_\_

**Member Name (Additional contact):** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Mailing address (if different):** \_\_\_\_\_

**NOTE:**

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