

# Remington Ranch



*Mountain Meadows Property Owners Association Issue #04 February 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 SUMMER BASH 2022 - Hold the date!**

Please hold June 18, 2022 for our second annual Summer Bash. Our 2021 Summer Bash had over 100+ Remington Ranch family members attend and we had a great afternoon of meeting your neighbors, food and entertainment. We have had many new families invest in Remington Ranch in 2021 and hope to include even more families this year. **We are seeking volunteers to help on the Bash Committee. Please contact Tom Polinko if you have interest in helping.**

### **MMPOA BOARD MEMBERS**

**Rene LeVeaux/President**

58 Grandview Drive  
406 670 0182

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

**Emanuel Hartman/Vice President**

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

**Doug Anderson/Treasurer**

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**Tom Polinko/Secretary**

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

**Lisa Hansen/Director at Large**

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# President's Report

I hope this news letter finds everyone safe and well. It is hard to believe that we are already half way through February. Spring is just around the corner. This newsletter is designed for all of you to know what is going on in our Remington Ranch homeowners association as well as the activities the board have been working on.

First of all, thanks to the effort of Board member, Tom Polinko, we have secured enough signatures and have Grand View South recorded as members of MMPOA! This is a great thing and as of now, we can act as one organized association. Thanks to all GVS folks that took the time to visit with Tom and get your signed and notarized paperwork to us.

Next, I would like to mention that we will be having elections for new board member seats which will be effective April 1, 2022. We will have three board positions to fill as Lisa and I will be termed out and Emanuel is moving. If any of you are at all interested in joining the board please feel free to reach out to any current board member for information. We are shooting for a ballot to be sent out in the next few weeks and we should be ready to welcome new board members around April first.

With the first half of winter behind us we are on track regarding our snow plowing budget. Even though we haven't had a great deal of snow, the wind events have been troublesome. We communicate frequently with our snow removal contractor and we agree on the best approach for each weather event. Thanks to everyone for not pushing your driveway snow into the street. If you see a spot that needs to be addressed, give Doug a call and we can discuss.

One other thing that I wanted to mention is that we are watching covid very closely. Plans are to have an annual meeting some time this summer or very early fall. Look for more information to come. We are going to plan a meeting and will let all of you know when this is scheduled to happen. We think it would be great for everyone to communicate with the Board and get to know your neighbors better.

Thank you all and stay safe,

Rene LeVeaux, President

**ANNUAL ASSESSMENTS** - Were sent out early January and are due upon receipt. It is important for everyone to pay these no later than February please, so we can fund everything we need for 2022. The assessment fee is \$450 per lot and is one of the few things that have not increased in our world lately! Thank you in advance for your timely payment.

**INFRASTRUCTURE PROJECTS** - In March we will have the Pride Ditch culverts extended to stop the roads from eroding; Meadowood Road and Meadow Circle. We received three bids and have selected a contractor that will complete the project on both roads economically with minimal impact to the roadway. Watch for a notice prior to the start of the work. Many thanks to Doug Anderson, Treasurer, who organized all these bids and stays on top of our snow removal needs real time!

**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.

**TRAILERS** - We have been looking at our trailer situation within our community. Thanks to all who took the time to send in our recent trailer survey. The feedback was overwhelming that recreational trailers be allowed for a fixed period of time during the summer months. This is a complex issue with a lot of moving parts. It should be noted that if we choose to pursue changing our CC&Rs it will require a vote of the members with notarized ballots. In the meantime, please be thoughtful to your neighbors as the current CC&Rs are still in place. If you can keep your trailer in storage, please do so. There will be more details to come on this and we will continue to seek our member's input and ideas in writing and at our annual meeting.

**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.

## **Architectural/Landscape Committee**

The Committee is led by:

Emanuel Hartman/Vice President

42 Grandview Drive

406 696 7859, [vicepresidentMMPOA200@gmail.com](mailto:vicepresidentMMPOA200@gmail.com)

We have had one fence application and approval along with two home applications. 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.

**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)

# 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 [rranch2016@gmail.com](mailto:rranch2016@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 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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