

Remington Ranch



Mountain Meadows Property Owners Association Issue #05 March, 2022

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

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

REMINGTON RANCH SUMMER BASH 2022 - Hold the date!

Please hold June 18, 2022 3-6:00 PM, for our second annual Summer Bash. 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! If you would like to help, please contact Board Member, Tom Polinko.

2022 MMPOA BOARD MEMBERS

(resumes for the new members at the end of the newsletter)

Doug Anderson/President

31 Bear Run Lane
210 859 9561

presidentMMPOA100@gmail.com

Tom Polinko/Vice President

8 Willow Creek Crossing
303 717 0784

vicepresidentMMPOA200@gmail.com

NEW - Warren Hill/Treasurer

4 Meadow Circle
303 868 9950

treasurerMMPOA400@gmail.com

NEW - Jon Hullings/Secretary

38 Meadow Circle
316 393 0017

secretaryMMPOA300@gmail.com

NEW - Cindy Millard/Board Member at Large

48 Grandview
406-861-3790

boardmemberMMPOA600@gmail.com

President's Report

Hello fellow MMPOA members. I hope this message finds all of you well and safe. These past few years have been very challenging at times and also some good things have come to light. In the spirit of the world, COVID has changed the way we do things now and probably well into the future. I know that as I look back a lot of good things have taken place. We became more family focused and spent more time at home. Not all bad. In anything we do, embracing change is very important. Change is normally for the better.

With that said, my message today is somewhat bittersweet. My term as President has come to an end. Over the past three years we have been through a lot as an association. We have had our good times as well as some things that were not so fun to deal with. All of that leads to where we are today as an association. We are in a great place. So many positive things are going on and our association is stronger than ever.

First of all, I would like to thank Emanuel Hartman and Lisa Hanson for their service to the board. They both contributed in a very meaningful way. Also, I would like to congratulate our new board members; Cindy Millard, Warren Hill and Jon Hullings. I appreciate that you all are willing to serve on the board. I can also tell you that this group along with Doug Anderson, President and Tom Polinko, Vice President, will do a tremendous job keeping MMPOA moving forward as one group.

For me, this has been a very positive experience and I have enjoyed my time helping out MMPOA. You can count on the fact that this new board will keep things running smoothly and for all the right reasons. Thanks for letting me serve as your president and I look forward to seeing all of you at the Summer Bash. Take Care.

Rene

ANNUAL ASSESSMENTS DUE - Thank you to all of you who have paid your assessments for 2022. Assessment statements were sent early January and we requested that everyone pay these no later than February so we can fund everything we need for 2022. To date, a few haven't and we would appreciate your diligence in sending in your \$450 per lot assessment fee.

INFRASTRUCTURE PROJECTS - Our snow plow contractor continued to be very responsive to our requests and needs as February brought us over 30" of snow and of course more wind. Our review shows we are on track with the budget and dependent on the weather we hope to finish the season under budget.

The culvert repair project in Meadowood will begin in early April and should take only a few days to complete. Looking forward, the gravel roads will be graded in May or June just ahead of the oiling contractor. This helps to control the dust during the dry summer.

ARCHITECTURAL COMMITTEE - SEEKING TWO VOLUNTEERS - We are seeking a couple of people to volunteer for the architectural committee. Let Doug or Tom know if you are interested!!

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.

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.

Architectural/Landscape Committee

The Committee is temporality led by:

Tom Polinko/Vice President

8 Willow Creek Crossing

303 717 0784, vicepresidentMMPOA200@gmail.com

We had one home approval in February. 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

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

WEBSITE: remingtonranchmontana.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 and she will forward the information.

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](tel:406-426-0166)

DOG SITTER WANTED - we have friends in Luther who are seeking a person to dog and house sit from time to time. A few days to a few weeks. If you or someone you know who are interested, please call Tom at: 303 717 0784

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

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 5th 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

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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