

Remington Ranch



Mountain Meadows Property Owners Association Issue #07 May, 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

ONE MONTH AWAY! 2nd ANNUAL SUMMER BASH 2022

PLEASE RSVP to: 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 Kristi Bagby and Kim Fischer for raising their hands to assist on the Bash Committee!

2022 MMPOA BOARD

Doug Anderson/President

Lead Annual and Board meetings, Legal, MMPOA Insurance

31 Bear Run Lane

210 859 9561

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

Warren Hill/Treasurer

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

4 Meadow Circle

303 868 9950

treasurerMMPOA400@gmail.com

Jon Hullings/Secretary

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

38 Meadow Circle

316 393 0017

secretaryMMPOA300@gmail.com

Cindy Millard/Board Member at Large

Architectural Committee Lead

48 Grandview

406-861-3790

boardmemberMMPOA600@gmail.com

President's Report

Doug Anderson

Welcome to Springtime, where we exchange the snow blower for the lawnmower! The Board continues to focus on maintaining a solid budget which consists of receiving assessments in a timely manner and managing through significant price increases from many of our suppliers. During our May 12 Board meeting we reviewed several topics.

Assessments: Our collection of assessments have continued to improve as we approach the May 31 deadline. Thank you! However we are still waiting on \$7,000 to be submitted. For the few that have not yet sent in your previous or current year assessments, the deadline is May 31.

Snow plowing increase: We have received a very substantial price increase from Red Lodge Rock and Retainer for next season's snow plowing. Since this is the single largest line item in the budget, we will compare prices and review bids from other companies.

SPRING CLEAN UP: On Saturday, May 21st at 10:30 AM we have planned a Spring clean up to remove trash and debris from Remington Ranch. Details below.

Mowing and weed abatement: After an in depth review, the Board agreed to the mowing and weed spraying work that will be completed this summer.

Island Maintenance: Bids were solicited for the clean-up and initiation of the sprinkler systems for the island on Starlight Drive and the other cul de sac directly to the south in GrandView South. The two islands should be cleaned up in the coming weeks before our Summer Bash.

Road maintenance: The county contractor will be applying Dust Control to the gravel roads during the first week of June. For those who are participating be sure to have a small sign designating "Start and End" for the segment you are paying for. The gravel roads will be graded one week prior to spraying.

SUMMER BASH: The plans for the 2nd Annual Summer Bash, June 18, are coming along nicely. Special thanks to Kristi Bagby, Kim Fischer, and Tom for coordinating this fun, community event.

RemingtonRanchMontana.com: And finally, the RemingtonRanchMontana.com website has been recently updated. Our goal is that this site will be our "one-stop-shop" for current and past newsletters, MMPOA CC&Rs, community activities, information, and anything related to Remington Ranch and MMPOA. We have a public site, RemingtonRanchMontana.com and a private site for our property owners:

<https://remingtonranchmontana.com/wp-login.php> The owner's site requires a user name and login.

User name is: RemingtonRanch, Password is: rranch2015

If for some reason, you cannot access the site, please send an email to Tom Polinko, vicepresidentmmpoa200@gmail.com and Tom will help you gain access.

As you have seen, new home construction is off to a frantic pace. I encourage everyone to reach out and meet your new neighbors as they begin building their dream homes. Great communication always creates a strong community.

During the 6 years that I've lived in Remington Ranch the annual assessment has not changed but the cost of goods and services has steadily and even rapidly increased. Throughout the Summer the Board will carefully and completely review our future budget requirements to ensure that our assessment rates keep pace with the cost of services, while maintaining adequate reserves for unforeseen circumstances.

I hope everyone has a great Spring and I'll see you at the Summer Bash.

Doug

REMINGTON RANCH SPRING CLEAN UP 2022, May 21st

We posted this on Facebook a few days ago and have only had a few responses so far. On Saturday, May 21st at 10:30 AM, Board Member, Jon Hullings, is organizing a Spring clean up to remove trash and debris from Remington Ranch. Our beautiful development has trash that has been blown around by the wind and ended up in ditches, up against fences and in the tree lines. We're hoping to have 4 people from each of the neighborhoods (Grandview North, Grandview South, Creekside and Meadowood) to volunteer for about 1 1/2 hours to get things picked up.

Volunteers, please bring a large garden trash bag to carry as you are collecting the garbage. We will take care of disposing of these bags of waste at the end of the cleanup. We plan to meet at the intersection of Remington Ranch Road and Meadowood Road (adjacent to the fire pond) at 10:30 am and then split into groups to make sure all areas of the development get covered. **Please reach out directly to Jon at: 316 393 0017 or email: secretaryMMPOA300@gmail.com if you are interested in helping.**

We appreciate your consideration for helping out with this effort to keep Remington Ranch beautiful.

Architectural/Landscape Committee

This Committee is led by: Cindy Millard, Member At Large: 406-861-3790

Please send ARC requests to: architectmmmpoa500@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.

We anticipate a busy building season again in 2022. In April and thus far in May, we have reviewed 10 proposals for new builds, fences, landscaping, and solar panels.

If you are considering making improvements to your home or property, (for example fences, sheds, and exterior modifications), please review our guidelines and submit a proposal to the ARC before you begin your project. You can expect a site visit by the ARC, and a quick response once we have all the information.

Considering adding trees or other landscaping this summer? Please refer to the CCRs for your subdivision. <https://remingtonranchmontana.com/documents-3/> As you consider plant and tree placement, please plant a safe distance from your lot line as trees and bushes do grow up, and you do not want to encroach on your neighbor's property.

With the busy construction season upon us, construction debris can blow from sites and into other areas of our subdivision, and other various violations may occur. If you see something occurring, please notify the builder or owner directly. You, as a neighbor or fellow homeowner in our area, have an important voice. We count on everyone to look after our subdivision by speaking up. If your intervention is met with resistance, a second step would be to email the MMPOA at: rranch2016@gmail.com.

Did you realize that the culverts in GVS and GVN are Remington Ranch easements? As you landscape your property, please do not place large rocks or landscaping near the road that could interfere with snow removal, mowing or spraying.

MMPOA CC&R's, Rules, Regulations, and Architectural Guidelines. These governing documents are available on our website: <https://remingtonranchmontana.com/documents/>

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.

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 Doug Anderson, MMPOA President, directly at: PresidentMMPOA100@gmail.com or Kelly at: 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 abating 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 (form below) to Kelly at: rranch2016@gmail.com

FACEBOOK: MountainMeadowsPropertyOwnersAssociation

WEBSITE: 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 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. I have two years experience with my own equipment. References available upon request.

CALL BRADY: (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
(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 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:

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.