

# Remington Ranch



## *Mountain Meadows Property Owners Association Issue #12 September 20, 2022*

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

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

### **RECREATIONAL VEHICLE COMMITTEE - SEEKING VOLUNTEERS**

**We are in the process of exploring whether we should modify the current CC&Rs for recreational vehicles in Remington Ranch. More information on this subject below. If you have strong feelings one way or the other regarding recreational vehicles in Remington Ranch we encourage you to send an email to Jon Hullings at: ([secretarymmpoa300@gmail.com](mailto:secretarymmpoa300@gmail.com))**

### **President's Report**

Thank you to the Remington Ranch members that attended the 2022 Annual Meeting. We had a good exchange of information and shared ideas regarding the pertinent topics that impact all areas within the MMPOA.

## **The key topics that were presented were:**

- **Current Board member introductions**, welcome new owners to the community
- **MMPOA Structure** - Explaining the structure of MMPOA along with the subdivisions and tracts
- **2022 Budget Review** of the current 2022 Budget and spend year-to-date is 68% through 9/1/22
- **New Snow Plow Agreement** is a three year agreement, set rate and service for the entire year - Remington Ranch is his only priority
- **Tract 11** was originally set aside for residential or commercial use and created with no covenants. Remington Ranch road access is a potential leverage opportunity for discussion. We are monitoring any future development and will encourage a positive impact on neighboring properties.
- **Grandview South Addition to MMPOA** - over 80% of the GVS owners voted to be part of the MMPOA
- **Assessment Deadline** - Cash flow has been a challenge for us. Everyone in the MMPOA is now current. 2023 Assessments will go out in January and are due 30 days from receipt.
- **Newsletter** - We have been trying to do these monthly in an effort to communicate more frequently to all ownership.
- **Website** - Making some slight changes to the website. Very soon you will not require a login for owners to access the site.
- **Summer Bash** - We started this last year in an effort to bring many of our new owners together with our current residents and build a community within Remington Ranch.
- **Mowing** - Luke from Wright and Co. mowed the easements in Remington Ranch. Due to fuel and labor cost increases our cost to mow is more than previous years. He will be spraying for weeds this Fall. We may be able to reduce the weed spraying every other year going forward.
- **Landscaping Grandview South** - Kudos to Tom Polinko for overseeing the island beautification efforts in Grandview South. *If there is interest to participate in beautification of the entrances to the development, let Tom know.* If someone has a green thumb and a plan, it would be a nice touch.
- **Asphalt Repair** - joints have been worked on recently. At some point in the next few years, a new asphalt top will likely be needed. We have to plan for this expense going forward.
- **Architectural Committee:**
  - a. **Committee Members:** The MMPOA ARC is composed of five members. One from Creekside, Meadowood, GVS and GVN. The Chair, Cindy Millard, lives in GVN.
  - b. **Application Process:** The application is located on the MMPOA website. When a property owner wishes to build a home, build a fence, add landscaping etc., the application must be completed and submitted to the ARC Chair prior to starting the project. The Chair will assure the application is complete with any necessary attachments and information. The application is then forwarded to the ARC. The ARC meets at the project site to assure all CCRs are maintained and decides based on the CCRs. The ARC Chair then responds to the owner with approval, additional questions, or concerns. The ARC does not review interior design. The ARC is tasked with assuring the applications submitted for projects within Remington Ranch meet the

CCRs. Please review the CCRs for your subdivision within MMPOA, as well as the overall MMPOA guidelines prior to applying for a project or home build.

c. Since September 2020, there have been twenty new home build applications within Remington Ranch.

**- Discussions also included:**

- **Annual assessment increase** starting next year from \$450 to \$575 lot. (equal to \$10 a month) to cover increased expenses.
- **Speed bumps** - we are reviewing how to reduce speeding in the community - more review is needed.
- **New Construction Assessments** for new construction are being considered as this impacts roads and trash blowing throughout the community.

**Ideas that were brought forward included:**

- building positive dialogue with the county commissioner as our neighbor to the east
- fair grounds and county equipment lot
- potential development of tract 11
- reducing the lights at the fairgrounds will help with the Red Lodge Dark Sky Initiative (more below and in the Community Bulletin Board on this initiative) and fits with MMPOA downward facing lights
- Consider speed “dips” to slow traffic
- Record number of hours of work and piece of equipment used by snow plow contractor

I highly encourage everyone to consider contributing your volunteer time to the Architect Committee and to the Board. We live in a wonderful community and with your help we can keep it wonderful and possibly make it even better. Let me know if you are interested in helping us in any way!

**Reminders:**

- Trailers and recreational vehicles need to be moved or out of site by October 1st.
- All lawns need to be maintained and vacant lots need to be mowed. Specifically in Grand View North and Grand View South as stated in the CCRs.
- **Security concerns** - There have been recent break ins in Red Lodge, mostly at new construction sites. Just a reminder to be vigilant and keep garages closed and your doors locked when you are away.

Have a nice Fall!

Doug

**Recreational Vehicle Committee** - We are in the process of exploring whether we should

modify the current CC&Rs for recreational vehicles in Remington Ranch. *Our CC&Rs state that recreational vehicles can only be on property for seven days (unless garaged) or on the road for four days.* This is clearly not happening consistently in Remington Ranch. We are considering modifying the CC&Rs to allow some recreational vehicles for the summer months. This would be an important modification to our current CC&Rs and therefore, we would like to create a committee to assist us to work on this language. Please note that any modifications to our current CC&Rs require 75% of the owners approval. If you have strong feelings one way or the other on recreational vehicles we encourage you to send an email to Jon Hulling ([secretarymmpoa300@gmail.com](mailto:secretarymmpoa300@gmail.com)) by October 1st, 2022.

**Our current Recreational Vehicle CC&Rs read as follows:**

7.14 Recreational vehicles. No vehicle (such as horse, boat, snowmobile, etc) boat, camper, motor home, snowmobile or any other vehicle associated with recreational or leisure time activity but which can be associated with job employment, may be situated or parked on any of the streets for more than four (4) consecutive days or on any property for seven (7) consecutive days unless enclosed by a garage meeting the requirements of the CC&Rs, or if less than six (6) feet tall, may be kept behind a six (6) foot structure so long as the trailer, boat, camper, trailer, motorhome, snowmobile, or other recreational or leisure items are not visible from the street. Exceptions must be submitted to and approved by the MMPOA Board.

**Dark Sky initiative** - “One of the beautiful aspects of living in Red Lodge is how clear and bright the stars are at night. This beauty is diminished by outdoor lights left on or unneeded street lights.

There is a growing movement in Red Lodge to make us an official dark sky community. Also, to build a community observatory near the airport.

For more information or to join the movement please contact either: Tom Prosser at: [Tprosser@treecaescience.com](mailto:Tprosser@treecaescience.com) or Theresa Whistler at: [theresawhistler@gmail.com](mailto:theresawhistler@gmail.com)

## **Architectural/Landscape Committee**

**This Committee is chaired by: Cindy Millard, Member At Large, with four additional MMPOA Property owners on the committee.**

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

When you are consider building a new home, or making improvements to your existing home or property, (for example fences, sheds, landscaping, and exterior modifications), please review our guidelines on the website and submit the proposal (Word document found on the website), to the ARC before you begin your project. You can expect some clarification questions, a site visit by the ARC, and a quick response once we have all the information.

If you see something occurring in our subdivision that violates our CCRs, please notify the property owner directly. You, as a fellow property owner 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](mailto:rranch2016@gmail.com).

MMPOA Rules, Regulations, and Architectural Guidelines are available on our website: <https://remingtonranchmontana.com/documents/>

## **Community Information and Reminders**

**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.

**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. Learn more about the “Dark Sky Initiative” in Red Lodge below. 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](mailto:rranch2016@gmail.com)

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

**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.

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For more information or to join the movement please contact either: Tom Prosser at: [Tprosser@treecarescience.com](mailto:Tprosser@treecarescience.com) or Theresa Whistler at: [theresawhistler@gmail.com](mailto:theresawhistler@gmail.com)



### LOT MOWING OPTIONS

Thank you to those who have reached out for information regarding names of individuals or companies that could help with getting the lots mowed.

**Vacant Lots** with no structures on them can be done by Marvin Knutson --406-223-1944

**Lots with Houses** -- Brady 406-425-1679

**Elk & Pine** -- Randy 406-426-4884



## **CRACK FILLING AND SEALCOATING**

My name is Elijah Lauver, the son of Keith and Theresa Lauver. I'm a local college student and Remington Ranch resident. This summer to help offset the cost of college, I'm offering asphalt repair services. More specifically, crack filling and sealcoating. Sealcoating protects and prolongs the life expectancy of asphalt pavement by filling surface damage and providing a protective layer to keep out damaging UV rays, vehicle fluids, and water. Crack filling is also necessary in order to prolong the life of roadway surfaces and prevent costly repairs. Please call Elijah Lauver for a quote: 406-425-1535

## **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**



# 2022 MMPOA BOARD

## **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)

## **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:**

*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.*