

Remington Ranch



Mountain Meadows Property Owners Association Issue #09 August, 2022

WEBSITE: remingtonranchmontana.com FACEBOOK: MountainMeadowsPropertyOwnersAssociation

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

2nd ANNUAL LATE SUMMER BASH 2022 RESCHEDULED

PLEASE RSVP to: kfischer9881@outlook.com

The MMPOA 2nd Annual Summer Bash has been rescheduled, from 6PM until sunset on September 11th. Red Lodge local musicians, Lee and Charlie, are re-booked for our event! We have had many new families invest in Remington Ranch recently and we hope to include even more families this year. Thank you for your patience on this reschedule.

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

President's Report

We hope everyone is having a great summer. As you know we made the decision to postpone our 2nd Annual Summer Bash as it conflicted with flood recovery that impacted many people and businesses in the Red Lodge Area. The new date is September 11th following our Annual Meeting on September 11th, 6PM until sunset. Also, we would like for you to "Save the Date" for our Annual Meeting, from 3-5PM also on September 11th. We'll provide more details on the meeting in our formal announcement that will come in a few weeks. In preparation for our Annual Meeting, we have included a form which can be emailed to Kelly at rranch2016@gmail.com so we can collect questions and issues in advance of our time together.

As mentioned in previous newsletters, we have been working to secure our snow plow contractor. We spoke to five companies, had three serious inquiries, and reviewed two bids. We now have a three year agreement with a new snow plow contractor. The flat rate agreement ensures that the contractor will be "on call" anytime the snow flies and that Remington Ranch will be his sole

priority. The contractor has been in the area for many years, has snow removal experience and has multiple pieces of heavy equipment to handle our winter conditions. Equipment costs, fuel prices, and employee rates have increased across the board. And as you may know, snow removal is the largest line item in our MMPOA budget. So, as we anticipate an increase in the annual assessment, we continue to analyze future budget needs so as to adequately cover the expenses while preserving our balance. We'll discuss more at the annual meeting and as we get closer to January, 2023.

Asphalt sealant repairs were performed recently and easement mowing and spraying has begun. We have had several cars, trucks, and even UTV's speeding through Remington which damages our gravel roads and increases noise and risk for our families. We are looking for ways to slow folks down and are evaluating reducing speed limits to 25 throughout Remington Ranch, speed bumps, and more drive throughs from the sheriff during specific times. **Help us to slow these speeders down by asking them to obey our speed limits; 25mph in the subdivisions and 35mph on Remington Ranch Road.**

A special "Thank You" to everyone who has helped with getting our wonderful town of Red Lodge back on its feet. #RedLodgeStrong

Thanks, Doug

Architectural/Landscape Committee

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

Please send ARC requests to: architectmmmpoa500@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.

As you consider plant and tree placement on your property, 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. If you are planning a driveway, please make sure the driveway is level with the existing road to prevent issues with the snowplow.

With the busy building season, 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 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.

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 Rules, Regulations, and Architectural Guidelines are available on our website:

<https://remingtonranchmontana.com/documents/>

Community Information and Reminders

ANNUAL MEETING IN SEPTEMBER - Annual meeting, September 11, 2022, 3-5:00 PM - location details to follow.

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 responsibility. 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

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.

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 ranch2016@gmail.com and she will forward the information.



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

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 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

QUESTIONS FOR THE BOARD AT THE ANNUAL MEETING

PLEASE CUT AND PASTE INTO AN EMAIL TO: rranch2016@gmail.com

QUESTION 1: _____

QUESTION 2: _____

MORE: _____

OPTIONAL:

NAME _____

ADDRESS _____

PHONE CONTACT # _____

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.