

Remington Ranch



Mountain Meadows Property Owners Association Issue #08 June, 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

2nd ANNUAL SUMMER BASH 2022 - IDEAS WELCOMED

As a board, we are thinking about doing something which would benefit our greater Red Lodge community when we reschedule our 2022 Summer Bash. Something that will bring us together as a small group so we can get to know each other better...and also to support our friends in Red Lodge.

Local resident and Executive Director of the Red Lodge Chamber of Commerce, Sherry Weamer and Richie Solomon, local resident, have reached out to help with this project. If you have ideas and/or would like to join this committee to help solicit ideas for our postponed 2022 Summer Bash please reach out to Tom Polinko at: vicepresidentMMPOA@gmail.com or mobile: 303 717 0784

President's Report

Doug Anderson

A year ago Red Lodge was impacted by the Robertson Draw fire and now our community is dealing with the Rock Creek Flooding. We live in a great community where the people come together and help one another. Thank you for helping our neighbors during this time of recovery. We have postponed the Annual Summer Bash and hope to announce a new date in the next newsletter. We would like to incorporate our Summer Bash into an event which will bring us together as neighbors and help our greater community in Red Lodge. We would love to hear your ideas/suggestions on how we can accomplish this. Submit ideas to: vicepresidentMMPOA@gmail.com

Now on to MMPOA business:

I'm happy to announce that we received outstanding assessments from every lot owner within Remington Ranch by the deadline of May 31. A special thank you goes to the Board Members and Kelly for making the extra phone calls and sending reminder emails. Receiving assessments in a timely manner is increasingly important as the cost of services has drastically increased. The Board continues to evaluate bids for snow removal and we hope to have a final decision soon. Mowing and spraying of noxious weeds will happen in July. Asphalt repair should be completed by the end of summer. These are the three largest expenses we

have throughout MMPOA and the cost for these services have dramatically increased. We have begun a review process of our budget and are analyzing projected expenses and future income needs. We plan to share our analysis and projections with you during the **Annual meeting, September 11, 2022, 3-5pm**. Please save the date as more details will come.

Now that the gravel roads have been sprayed, driving slowly will extend the smooth condition and minimize pot holes. Please give your delivery drivers a friendly reminder to drive slowly on our roads. And don't hesitate to reach out to companies in a polite way directly who are violating our Remington Ranch speed limits.

As we approach July 4th please remember that fireworks are restricted in most all of Remington Ranch, (Grandview North, Grand View South, Creekside). More importantly, be courteous of your neighbors, pets, tall grass, and the damage fireworks can cause to your neighbors.

Thank you again for helping your neighbors during this disaster. **#RedLodgeStrong**

SUCCESSFUL REMINGTON RANCH SPRING CLEAN-UP 2022

Thank you to Board Member Jon Hullings for organizing and to all who participated in the Spring Clean-up. We were able to remove debris that had accumulated over the winter months.



ISLANDS IN GRANDVIEW SOUTH

Islands in Grandview South cleaned up for Summer this past week. Thank you Randy and crew from Elk 'n Pine! We would like to keep these and other areas in Remington Ranch neat and tidy. **If you would like to help out with a landscaping committee please reach out to: Tom Polinko, Vice President.**



Architectural/Landscape Committee

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

Please send ARC requests to: architectmmmpoa500@gmail.com

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: ranch2016@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/>

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 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

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 rranch2016@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

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.