

Remington Ranch



Mountain Meadows Property Owners Association Issue #11 September, 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 LATE SUMMER BASH 2022

PLEASE RSVP by Sept 5th to: kfischer9881@outlook.com

The MMPOA 2nd Annual Summer Bash has been rescheduled, from 5:30PM until sunset on September 11th. Red Lodge local musicians, Lee and Charlie, are re-booked for our event! We know it's scholl night and around dinner time, so please come and have a burger or a brat and say hello to your neighbors. 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

It's hard to believe that summer is almost over and kids are headed back to school. We hope you had a chance to enjoy the great outdoors here in the Beartooth Mountains.

First, a big shout out to those who recently mowed their lots in Grandview North and South! And special thanks to Marv Knutson for cutting 17+ vacant lots recently for our owners. Fire danger is high and these homes are close, so we are being diligent about protecting everyone. If you have not mowed your lot please reach out to Marv at 406 223 1944. Second notices are going out to those who have not complied.

The MMPOA - Remington Ranch annual owners meeting is scheduled for September 11, 2022 3pm-5pm at the Red Lodge Senior Center. Previous years meetings were postponed due to Covid so this year we are arranging for a well overdue in-person meeting. We've had so many new families move to Remington in the last few years so here's a chance to meet your neighbors and new friends.

The official meeting notice went out August 15 and included the following agenda items:

- Call to Order
- Treasurer Report
- Officers Report
- Near Term Focus
- Question - Answer Exchange.

As with any Board of Directors, our mission is **to manage the budget efficiently, treat all owners equally and** fairly, and communicate regularly to the community while supporting the minimum standards that are written in the By-laws and the Covenants, Conditions, and Restrictions (CCR's). We ask that you submit your questions and comments prior to the meeting. (see form below) 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.

After the meeting, the MMPOA Remington Ranch Summer Bash will begin around 6pm until dark. Please join us on the Sunset Drive cul-de sac, same place as last year, in GrandView South for music by Lee & Charlie, as well as burgers and brats by our local backyard chefs. Bring your lawn chairs and favorite adult beverages (if desired) and let's celebrate the end of Summer in the Ranch.

We need your help in getting the vacant lots mowed to help reduce the fire danger: Call local resident, Marvin Knutson, 406-223-1944, if you need assistance. Thank you for keeping your lawns and yards neat and tidy. This helps to reduce fire danger and also helps keep Remington Ranch beautiful.

See you on September 11th!

Doug

Questions we have received for the Annual Meeting. We are sending these out so that those who cannot attend in person will obtain the information:

Q - Why should we drive slow on the dirt roads?

A-

- 1) There are the environmental issues that may impact everyone's health with the large dust clouds.
- 2) Extreme wear and tear on the roads. With the dust leaving the road base the roads start to fall apart dust holds it together
- 3) Adds additional HOA costs to re gravel and regrade the roads multiple times per year. The HOA owns the roads not the county or city they are ours.
- 4) Prevents the washboard and pot holes in the road which wears out vehicle suspension and requires grading again.

Q - Why did the snow plowing costs increase so much this upcoming year?

A -

- 1) (Increase fuel costs, equipment costs, labor costs, along with the need to be "on call" and Remington be the sole primary responsibility of the contractor)
- 2) In the past it was an hourly rate from the contractor. Typical was 150 - 200 hours per year which is little for providing a 24 hr 7 day a week 6 month service,(leaving the contractor little to no margin for profit).
- 3) (We reached out to 5 companies, had 3 serious inquiries, and received two bids). (We now have a 3 year set rate with a new contractor.)
- 4) Takes special equipment to plow our roads which limited companies available to even quote for the

season.

5) Reviewed to see if the county would take over our roads and they have no interest in that happening.

Q - Why do we have different speed limit signs in Remington Ranch?

A- The main road is posted with four signs. The entrance says 25 mph. Dirt roads have 20 or 25 on them. With more homeowners, children, pets, and wildlife on the roads we need to maintain the slower speeds

Q - Why are only some of the roads paved in Remington Ranch?

A- The original developer had the main road, GVN and GVS roads paved, assuming these are more high traffic areas and would be more attractive for future lot owners.

Q - What are the rules on mowing yards? Some are taken care of regularly, others never? Do the covenants differ between different parts of Remington Ranch?

A - Yes the wording regarding lot and lawn care varies between subdivisions, mainly due to the size of the lots) (The MMPOA CCRs in general say that lots need to be maintained - mowed and lawns maintained.)

Q - What are the near term board priorities?

A - Assessment review and adjustment to cover increased expenses, camp trailers reviewed, speed bumps reviewed

Q - When was the last time we raised HOA fees? Are they going up? It is my understanding that the annual fees have never been raised.

A - Yes, the fees will most likely be going up.

Q - What are the rules about recreational vehicles? I am seeing trailers, dump trailers, ATVs etc. becoming more prevalent. We have covenants specifically for trailers. Some trailer owners are following the covenants as they are written, some are stretching the covenants and some haven't moved their trailers in several years. This is a key topic for the Board going into the 4th quarter of 2022. We hope to form a committee soon to work with the Board to gather input and explore possibilities. Any changes to any of the covenants, including trailers, will require 75% of the owners to approve this or any other change to the existing covenants.

MMPOA CC&R reads as:

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.

Q - How are covenants changed/modified?

A - Recommendations for covenant changes are reviewed by the board, then if agreed upon would be put to an owners vote, needing 75% or more to approve.

Q - Tract 11 was for sale. Is this tract bound by our MMPOA covenants?

A - When Remington Ranch was originally created tract 11 was the planned site for commercial business - hotel resort. At that time, the original developer did not place any restrictions on that tract. So, today there are no restrictions on that tract. Any development on that tract would need to be reviewed and approved by different county-city departments such as the water board, sewer board, and general impact to the nearby residents would be reviewed. Agreement with the developer regarding utilizing Remington Ranch road to access the tract would need to be made.

Q - I am seeing a lot of residents and contractors speeding through Remington. How do we slow them down and reduce the damage they are causing to our roads?

A - Speed bumps seem to be the best option; the board is currently reviewing this option.

Q - If I want to plant a few trees, put in a new fence, or make some minor improvements to my home do I have to submit to the Architectural Committee for approval?

A - Yes, any modifications you plan to make needs to meet the standard within your subdivision CCR and reviewed by the Architect Committee prior to starting the project.

Q - I read in the newsletter about annual assessments possibly increasing. Is this a one time increase or a new rate going forward?

A - This would be a new annual rate

Q - Why do all lots have to pay the same assessment amount; some lots are very small and some are multiple acres?

A - In the MMPOA By-laws and CCRs it states that all lots must be assessed equally. A "same price per lot" structure is how this was originally created.

Q - Why aren't all homeowners in Meadowood obliged to spray roads in front of their homes to prevent road degradation and dust?

A - Dust control spraying is a decision homeowners who live on gravel roads make and pay for)

ADDITIONAL 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 # _____

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: 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.

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.

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 rranch2016@gmail.com and she will forward the information.



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

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.