

Remington Ranch



Mountain Meadows Property Owners Association Issue #13 October 31, 2022

WEBSITE: remingtonranchmontana.com FACEBOOK: MountainMeadowsPropertyOwnersAssociation

MMPOA Info or questions Email: 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)

President's Report

Our colorful fall continues and the first dust of snow has arrived!

Safety - The Board continues to evaluate options that will decrease speeding within the community. The recent auto accident in Remington helps to remind us all to please observe the speed limits and all traffic signs. The speed limit on Remington Ranch road is 35mph, 20 mph on Tipton lane, and 25mph throughout the remaining neighborhood streets.

Assessments - As we evaluate our MMPOA spend into the next several years, we find it time to increase annual assessments. This will be our first increase since MMPOA has been an entity. Our snow removal, weed spraying, and easement mowing has increased as has most everything else. So, effective in January, assessments will be \$575 per year per lot.

Lot mowing - Vacant lot mowing has been completed. If you received a notice for mowing your payment is due. Next year it will be up to the lot owners to make the necessary arrangements to have your vacant lot mowed no later than July 31st or the MMPOA will mow at your expense.

Dogs - We have had recent incidents with residents not leashing and containing their dogs. If you are walking within Remington Ranch, please leash your dogs. If you let your dogs out for a nature break please make sure you have them on a leash, or contained in a fenced (electronic or physical) yard so your dogs do not endanger other residents.

Recreational vehicles - We are well into October and it's time for the camper trailers to be stored away. Per our CC&Rs, letters have been sent out to owners who still have trailers on their property with a timeline to remove the trailers before penalties are applied. As mentioned last month we are forming a committee to explore potentially changing the CC&Rs for recreational vehicles but until they are changed we must, as a Board, enforce them as written.

Political signs - As a reminder, election signs are not allowed in Remington according to the CC&Rs; only house number signs and normal real estate signs. Letters have been sent with a deadline to remove before penalties are applied.

Fire Pond - It seems that the fire pond is possibly leaking. We've reached out to two contractors and one of them has made a visual inspection. The liner was placed in 1997, so we will have to drain the firepond and assess the condition of the liner before we make a decision on how to resolve the loss of water.

Road grading - Gravel road grading has taken place and we are ready for whatever "Old Man Winter" has in store for us. Our new snow removal contractor, Target Construction, is in place and ready to keep us safe.

Enjoy the fall color and please drive safely.

Doug

Remingtonranchmontana.com - We have updated our website to make it easier to use and we would like to use it more as a communication tool going forward. You no longer have to have a password to log into the “The Information for Owners” section of the site. *All is now open with the exception of our owners only “Meeting Minutes and Financial Documents” section of the site.* If you would like to access this information in the near term please send an email to Kelly at rranch2016@gmail.com We will send the password out to all owners in our next MMPOA email correspondence. If you notice any problems with the site or have ideas on what we could do to enhance the site, please let Tom Polinko know at: vicepresidentmmpoa200@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

This Committee is chaired by: Cindy Millard, Board Member At Large, with 4 additional MMPOA Property owners on the committee. Representation from each major subsection within MMPOA.

Please send ARC requests to: architectmmpoa500@gmail.com

As the snow has finally arrived, we are preparing for snow removal on our roadways within Remington Ranch. Please make sure you have no obstacles that could damage the snow removal equipment as well as your landscaping. An example is large rocks.

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

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

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.

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.

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@treecarescience.com or Theresa Whistler at: 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

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.