

Remington Ranch



Mountain Meadows Property Owners Association Issue #16 February 22, 2023

WEBSITE: remingtonranchmontana.com FACEBOOK: MountainMeadowsPropertyOwnersAssociation

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

President's Report

Annual Assessments have been sent. A whopping 65% have already paid - THANK YOU! As you all know, assessments are due upon receipt and within 30 days. This is critical to maintain our cash flow as an organization. Per our Bylaws, any assessment not paid 30 days after the due date may bear interest at a rate of 10% per annum.

Board Election: On February 22nd you will be receiving an email for our MMPOA Board election. We have three candidates who have volunteered to participate on our Board. Being a board member on any HOA board is a "thankless" position and so we appreciate folks coming forward to offer their time to help.

We have three slots and three candidates and a write-in category as well. The top vote getter will have three years on the board, the second two and third place candidate one year. **We hope you will take time to cast your ballot(s) by March 13th and a reminder you must be current on your assessments to vote.**

Snow plowing update - Now that we have snow on the ground please stop at all cross roads as the snow banks are higher than cars and we do not want to have neighbors involved in any accidents with our neighbors or outside visitors.

Please remember that each homeowner is responsible for removing the snow in their drive from the plow operations. The HOA responsibility is to remove the snow in a timely fashion and open all roads for safe driving to all. It's not in our MMPOA contract for our contractor to clear out driveways from the snow that falls off the blade and into your drive. (Much like snow removal in Red Lodge and the rest of our county) Please let them do their job of opening and clearing roads for the safety of all in Remington Ranch.

During the last snow event and previous events they started at 5AM and plowed until well after 6 PM. It's a slow process for the nine miles of roadways we are responsible for. After a significant storm, the contractor comes in and does a push back onto the easements to blade and knock down the higher snow banks.

It was noticed that on the clean up day the bench wing pushing the elevated snow further away from the road the operator raises the benching when approaching a drive and then returning after passing the drive. There will always be some additional snow off the side blade into your drive.

Another reminder is that the wind comes from the west and north most times. This means the plowing will push the majority of snow on the southern side on east west roads and the east side on north south roads. The reason is the snow banks are getting higher and the wind would fill in the roads a lot faster with the high snow banks acting as a snow fence. If you figure out what side you are on, this will allow you to understand why you have higher snow banks than one directly across the street from you.

Snow plow vendors - Here are some names who plow during the winter months:

Elk 'n Pine - Randy 406-426-4884

Tony Kuehn - Mountain Fence and Snow Plowing - 406 274-8789

Jeff Day - 406- 698-2480

If you think we should add others please let us know at: rranch2016@gmail.com

Get out and enjoy the benefits of winter - it's a great time of year.

Doug

Architectural/Landscape Review Committee (ARC)

This committee is chaired by: Cindy Millard, Board Member At Large, with four additional MMPOA property owners representing each major subsection within MMPOA.

Questions and proposals are picking up in the new year as owners anticipate spring projects and home builds. Please send ARC application, plans and requests to:

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 MMPOA guidelines on the website, complete the application (found on the website), and submit the entire project to the ARC before you begin your project. You can expect some clarification questions, a site visit by the ARC, and a response once we have all the information.

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

*Important contacts before you build a new home are:

The Carbon County GIS and Addressing Department.

Email: CIS@co.carbon.mt.us Phone: 406-445-7270.

Carbon County Planning Office.

Phone: 406-446-1694

If you see something occurring in our subdivision that violates our CCRs, **please communicate with that property owner directly**. You, as a fellow property owner, have an important voice. We count on everyone to look after Remington Ranch by speaking up. If your intervention is met with resistance or disagreement, a second step would be to email the MMPOA at: rranch2016@gmail.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



SUMMER 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 Vomund 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

210 859 9561

presidentMMPOA100@gmail.com

Tom Polinko/Vice President

Communications:

MMPOA Facebook, Newsletter, Web Page, Fire Pond, Summer Bash

303 717 0784

vicepresidentMMPOA200@gmail.com

Warren Hill/Treasurer

Snow Plowing, road grading, repair, oiling, asphalt sealant

303 868 9950

treasurerMMPOA400@gmail.com

Jon Hullings/Secretary

Annual meeting assist, Weed Spraying/Mowing, Islands/Beautification

316 393 0017

secretaryMMPOA300@gmail.com

Cindy Millard/Board Member at Large

Architectural Committee Lead

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.