

# Remington Ranch



## *Mountain Meadows Property Owners Association Issue #17 March 24, 2023*

WEBSITE: [remingtonranchmontana.com](http://remingtonranchmontana.com) FACEBOOK: MountainMeadowsPropertyOwnersAssociation

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

### **President's Report**

I would like to start by welcoming the new Board Members joining Cindy and Warren on the MMPOA Board for 2023, Jay Herman and Mike Mastel. Jay lives in GrandView North and has volunteered his time by participating on the very important ARC Committee and recently on the RV Committee. Mike Mastel and his family reside full time in CreekSide and we thank Mike for raising his hand to be on the Board. Back for another term, thank you, is Tom Polinko, residing in GrandView South. Board positions and project responsibilities will be determined at the upcoming April 4th meeting. Thanks again to all Board Members for stepping up!

For the past three years I have contributed to MMPOA as an Architecture Committee member, Board Treasurer and President. It's been a great pleasure to be a part of a strong

team that has accomplished several enhancements to help make MMPOA a stronger community. During my time the team developed the MMPOA Newsletter, Summer Bash, sourced a new snow plow contractor, ensured assessment payments were more timely, managed road repairs, organized an annual meeting while managing a balanced budget. These actions could not have happened without a great team on the Board. Special thanks to Cindy, Tom, Warren, and Jon for all your personal time and contributions.

And lastly, Kelly, our wonderful administrative assistant, has decided to step down from her position and spend more time with her family and brand new grandchild! Congratulations Kelly and a hearty THANK YOU for your many years of service to our community in a variety of capacities!

I'm confident that our new Board Team will be even more successful in helping to improve our community while representing all owners within Remington Ranch. "It's better to give than to receive", so I encourage everyone to volunteer your time to help our beautiful Remington Ranch.

All the best,  
Doug

**MMPOA Administrator position opening** - This is a part time and very flexible, work from home position. If you would like a full job description or would like to apply or know someone who would be interested in the position, please send an email to: [rranch2016@gmail.com](mailto:rranch2016@gmail.com)

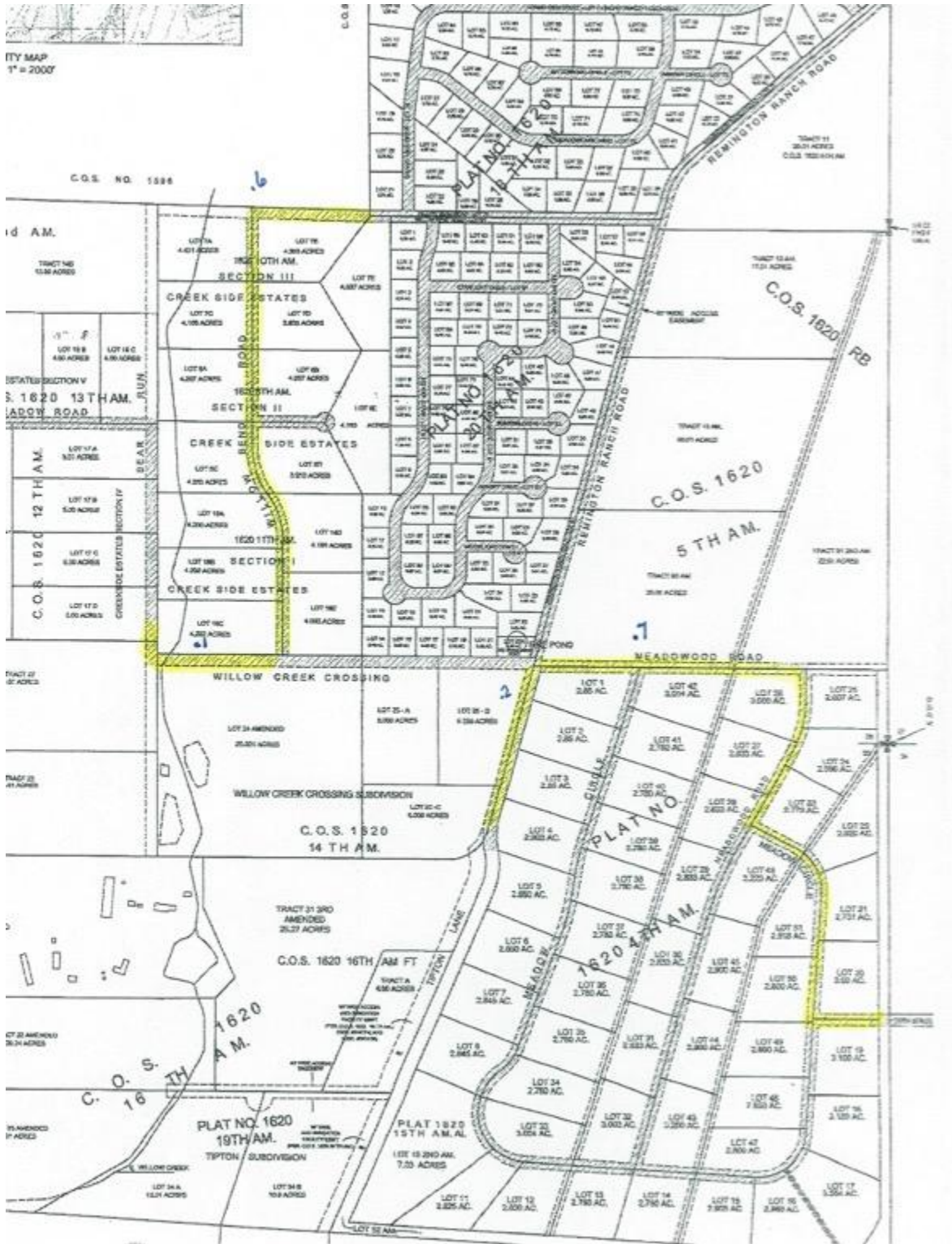
**Annual Assessments** have been sent. **Thank you** to those who have paid on time. Penalties and lien letters are being sent to those few who haven't paid. As you all know, assessments are due upon receipt and within 30 days. This is critical to maintain our cash flow as an organization.

**Road Erosion and Dust Control** - The map below highlights the areas of Remington Ranch that will get sprayed for road erosion/dust control this year. It has never been performed in the past but after the need to replace a section of road that fell apart last year, this is a much less expensive alternative to hold our roads together.

We reviewed which roads we needed to spray this year. The sections selected were based on the amount of traffic and sections that have never had any mag applied to prevent any further wear and tear moving forward this year. Our goal is to be able to stay on top of roads in the future with a rotation schedule based on which road section requires treatment.

In terms of wear and tear, driving slowly on our dirt roads helps prevent the excessive wear and tear on them as well as the dust clouds. This dust created affects each and everyone's health along the roads when out walking, biking or worse, inside your homes.

The highlighted roads in yellow will be applied on one day in June after the roads are graded and holes are repaired.



## **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 are picking as owners anticipate spring projects and home builds. Please send ARC application, plans and requests to: [architectmmpoa500@gmail.com](mailto: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](mailto: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: [ranch2016@gmail.com](mailto:ranch2016@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](mailto:rranch2016@gmail.com) and she will forward the information.

**MMPOA ADMINISTRATOR POSITION** - This is a part time and very flexible, work from home position. If you would like a full job description and would like to apply or know someone in Red Lodge who would be interested in the position, please send an email to: [rranch2016@gmail.com](mailto:rranch2016@gmail.com)

**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](mailto:Tprosser@treecarescience.com) or Theresa Whistler at: [theresawhistler@gmail.com](mailto:theresawhistler@gmail.com)



**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](mailto:rranch2016@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) 425-167**

# 2022 MMPOA BOARD

## **Doug Anderson/President**

**Lead Annual and Board meetings, Legal, MMPOA Insurance**

210 859 9561

[presidentMMPOA100@gmail.com](mailto:presidentMMPOA100@gmail.com)

## **Tom Polinko/Vice President**

**Communications:**

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

303 717 0784

[vicepresidentMMPOA200@gmail.com](mailto:vicepresidentMMPOA200@gmail.com)

## **Warren Hill/Treasurer**

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

303 868 9950

[treasurerMMPOA400@gmail.com](mailto:treasurerMMPOA400@gmail.com)

## **Jon Hullings/Secretary**

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

316 393 0017

[secretaryMMPOA300@gmail.com](mailto:secretaryMMPOA300@gmail.com)

## **Cindy Millard/Board Member at Large**

**Architectural Committee Lead**

406-861-3790

[boardmemberMMPOA600@gmail.com](mailto:boardmemberMMPOA600@gmail.com)

## **CONTACT DETAILS CHANGES**

**Please cut and paste into an email and send to: [rranch2016@gmail.com](mailto: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.*