

# Remington Ranch



## *Mountain Meadows Property Owners Association Issue #21 December 2, 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 hope you and your families had a Happy Thanksgiving. We have a lot to be thankful for living in our beautiful community. I would like to remind everyone that our **Annual Meeting is the 12th of December from 5-7:00PM**. We decided to do a Zoom call so more homeowners can participate who are not living in the Red Lodge area. Zoom details are on Page three.

You may have also noted that we have changed the speed limit signs within Remington Ranch and added a few stop signs. Going forward all paved roads are now 25 MPH and unpaved roads are 20MPH. Our front gate signs have always suggested 25M PH and we felt

that with the increased traffic we are seeing from new construction and increased population warranted a slow down. The lower speeds will also help preserve our unpaved roads which we all pay to maintain. Special thanks to Board Member, Jay Herman, for installing the new signs and poles.

A few months ago the ditch along Tipton Lane was clogged and water was close to flooding Tipton Lane. Special thanks to resident Doug Anderson and Board Member, Mike Mastel for unclogging the ditch.

Now that we have had snow on the ground we ask again to please stop at all cross roads as the snow banks this winter will be 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. (Just 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 removal starts at 5AM and plowed until well after 6 PM. The bus route will of course be first in the morning to be cleared. 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.

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 will get higher and the wind would fill in the roads at a faster rate 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:

**Target Construction - Ledale Hill** - 406 861 9784

**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)**

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

Warren

## Architectural/Landscape Review Committee (ARC)

This committee is co-chaired by: Cindy Millard and Jacqueline Walkowiak; with three additional MMPOA property owners representing each major subsection within MMPOA.

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.

Please send ARC application, plans and requests to: [architectmmpoa500@gmail.com](mailto:architectmmpoa500@gmail.com)  
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

**The NW Energy project** through Remington Ranch is nearly complete. If you have questions, please contact the NW Energy liaison at 406-672-2568.

**Bear proof garbage cans** are strongly encouraged in Remington Ranch. Call Republic Services for more information at: 406-248-5400.

### **ANNUAL MEETING ZOOM LOG-IN DETAILS:**

Hello. This is an invitation to attend the 2023 annual MMPOA meeting. This meeting will be held *December 12th from 5-7 pm via zoom*. To attend you simply click on the link below.

Please feel free to contact: [rrranch2016@gmail.com](mailto:rrranch2016@gmail.com) if you have any questions.

Remington Ranch is inviting you to a scheduled Zoom meeting. We hope to see you there!

Join Zoom Meeting - please log in 10 minutes before the meeting starts:

<https://us06web.zoom.us/j/82815066459?pwd=urGRWrswVeEdcNagJqi2l3eTnEVmuQ.1>  
Meeting ID: 828 1506 6459 Passcode: 821363

## **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 [rranch2016@gmail.com](mailto:rranch2016@gmail.com) and the information will be forwarded.

**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)

### **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**

### **NEED A BREAK FROM YOUR KIDS OR YOUR FURRY FRIENDS?**

Nancy is here to help! She is an experienced and reliable babysitter and dog walker who loves to take care of your precious ones. Whether you need a night out, a weekend getaway, or just some peace and quiet, Nancy can handle it all. She offers flexible pricing and availability to suit your needs. Call her today at 406-426-8966 and let her take some stress off your shoulders.

**Nancy: the best thing that ever happened to parents and pet owners in Remington Ranch!**

## **MASTER CUT LAWN CARE SERVICES**

Grandview South Owner, Mark Bridges, is providing professional mowing services. Bare lots or manicured grounds. Mowing, Trimming, Blowing - Reasonable rates and free estimates. Call Mark Bridges, owner 406-261-0982

## **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

# **2023 MMPOA BOARD**

**Warren Hill / President**  
Lead Annual and Board meetings, Legal,  
snow plowing road grading crack sealing oil treatment

303 868 9950  
[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)

**Mike Mastel/Treasurer**  
[treasurerMMPOA400@gmail.com](mailto:treasurerMMPOA400@gmail.com)  
MMPOA insurance

**Jay Herman/Secretary**  
Annual meeting assist, Weed Spraying/Mowing, Islands/Beautification  
[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.*