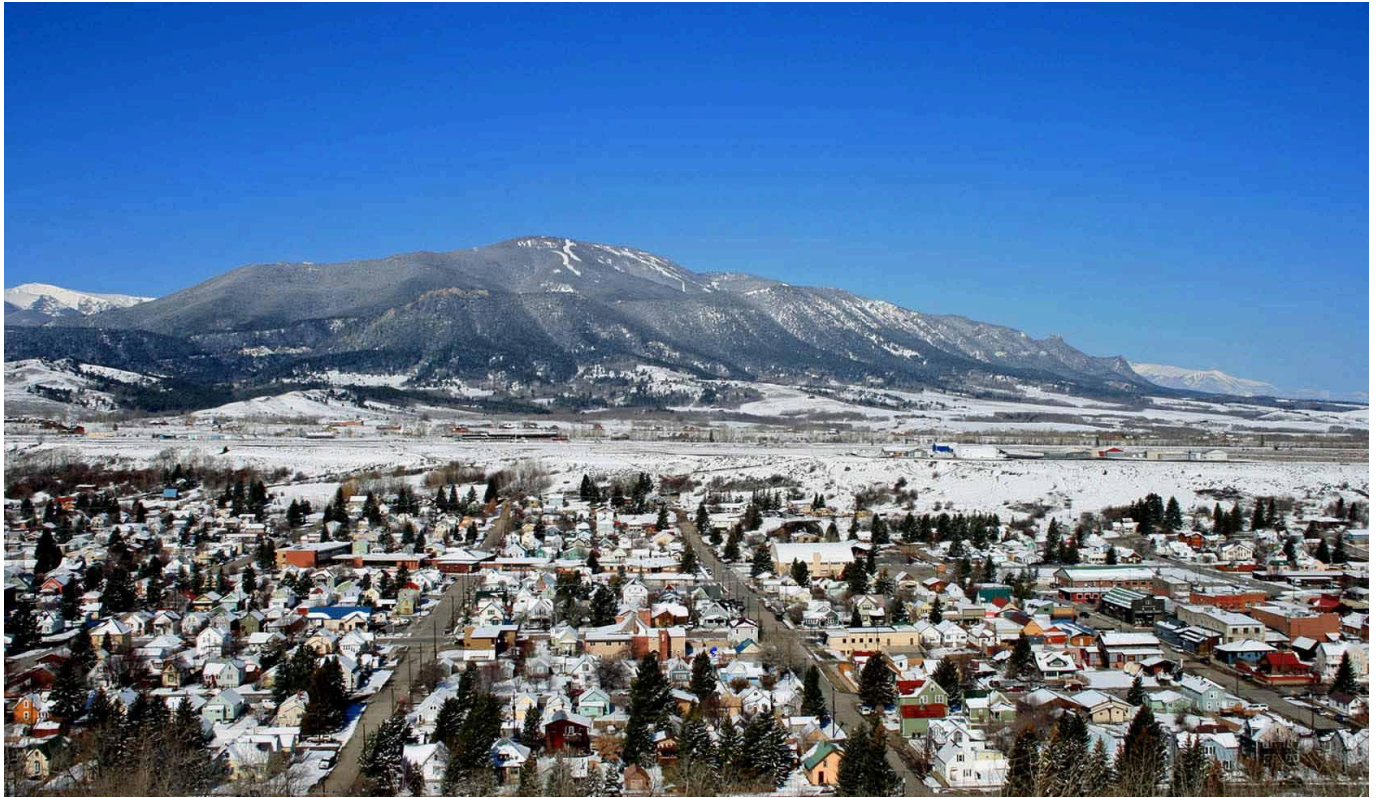


Remington Ranch



Mountain Meadows Property Owners Association

Issue #22 January 16, 2024

WEBSITE: remingtonranchmontana.com **FACEBOOK:** MountainMeadowsPropertyOwnersAssociation

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

President's Report

Board vacancies: It's now time to put our energy as a community towards filling three upcoming MMPOA Board vacancies. Cindy Millard will be retiring from her Board seat and Architectural Committee. Thank you Cindy, for all you have done for this community during your time on the Architectural Committee and Board. You have "set the bar" for our community in terms of your volunteerism.

Vice President, Tom Polinko, and my terms will expire at the end of March, however, Tom

and I are both considering running for another term.

We would like to encourage residents to consider running for these three open positions.

We are all volunteers and care for this community which is why we have participated as Board members. We hope others will step up and bring new ideas and energy to making this community even better. We created a short list of key skills and characteristics that we feel are important:

- Available and accessible for monthly meetings as well as ongoing projects
- Works well with others; team player
- Objective and solutions oriented
- Hands on approach; follow through for results
- We would love to find someone who has key interest in guiding the Architectural Committee

The Board of Directors duties and responsibilities are defined in MMPOA Bylaws, Article V, Section 5.1. You can find the Bylaws at:

<https://remingtonranchmontana.com/wp-content/uploads/2021/07/MMPOA-bylaws.pdf>

If you have any questions about being on the MMPOA Board feel free to reach out to any of us on the Board with questions. Our contact details are at the end of this newsletter and on the <https://remingtonranchmontana.com/> website.

Please submit your biography and write-up to: RRanch2016@gmail.com no later than January 31, 2024. The Board email ballots will be sent the 1st week of February and should be returned by February 15th. New Board election results should be announced in early March and the new Board will begin in April.

We hope you will consider being a candidate for these open positions!

**Thank you,
Warren**

Annual Assessments have been sent. As we discussed at the annual meeting and mentioned in the MMPOA newsletters, operating expenses for MMPOA have increased significantly in 2023 requiring a new annual assessment rate of \$700.00 per lot. A large portion of this increase is snow plowing. The Treasurer's report and budget can be viewed on the link below as part of the Annual Meeting Follow-up.

We appreciate everyone paying their assessments upon receipt and within 30 days. This is critical to maintain our cash flow as an organization. Per our Bylaws, any assessment not paid after February 29th, 2024 may bear interest at a rate of 10% per annum. If you have financial constraints in a given year and require more time please reach out to ranch2016@gmail.com.

Annual Meeting Follow-up - We conducted our 2023 Annual Meeting via Zoom and had excellent attendance and great interaction with our owners. Thank you for all your input and suggestions. In case you were unable to attend, you can hear an [audio](#) file of the Zoom meeting and find the [minutes](#), the [agenda](#) and the 2024 projected [budget](#) on our website at: [Meeting Minutes and Financial Documents - Remington Ranch \(remingtonranchmontana.com\)](#)

If you are asked to sign-in, the password is: **RRanchOwner (case sensitive)**

Architectural/Landscape Review Committee (ARC)

This committee is co-chaired by MMPOA property owners Cindy Millard and Jacqueline Walkowiak; with 3 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

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

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

SNOW PLOW VENDORS

Here are some names who plow during the winter months if you require this service:

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

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 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 or Theresa Whistler at: 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

Tom Polinko/Vice President
Communications:
MMPOA Facebook, Newsletter, Web Page, Fire Pond, Summer Bash
303 717 0784
vicepresidentMMPOA200@gmail.com

Mike Mastel/Treasurer
treasurerMMPOA400@gmail.com
MMPOA insurance

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