

Remington Ranch



Mountain Meadows Property Owners Association

Issue #23 March 25, 2024

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

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

UPDATED 2024 MMPOA BOARD MEMBERS

(resume for the new member, Ivan Kosorok, is at the end of the newsletter)

Warren Hill / President

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

presidentMMPOA100@gmail.com

Tom Polinko/Vice President

Communications:

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

vicepresidentMMPOA200@gmail.com

Mike Mastel/Treasurer

MMPOA insurance

treasurerMMPOA400@gmail.com

Jay Herman/Secretary

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

secretaryMMPOA300@gmail.com

NEW Ivan Kosorok/Board Member at Large

Architectural Committee Lead

boardmemberMMPOA600@gmail.com

Helen Hutson

Administrative Assistant

rranch20160@gmail.com

Greetings Fellow Homeowners,

I hope this message finds you well as we transition into the spring season. While this year has seen lighter snowfall, let's keep our fingers crossed for a possible April snowfall reminiscent of last year. It's always exciting to see our community transformed by the beauty of winter.

Firstly, I am delighted to announce the addition of Ivan Kosorok to the MMPOA Board. Ivan, thank you for stepping up to contribute your time and efforts to our team. Both Tom and I have decided to extend our tenure for one more year, filling two of the three open positions. With only thirty ballots received during this election cycle, I am hopeful that our continued dedication reflects positively on our service to the homeowners.

Looking ahead, I urge you to start considering the future of our community. With three board positions opening up next year, we aim to have at least six candidates/volunteers to ensure the smooth and orderly functioning of the MMPOA. Your willingness to volunteer for a board position in 2025 will be crucial in shaping our community's direction.

In terms of assessments, I am pleased to report that as of the end of February, we have only twelve outstanding homeowners' assessments out of over eighty. Late fees and interest will be applied after March 30th, and liens will be filed in May for those who remain unpaid.

We are sad to bid farewell to Cindy Millard and Jacqueline Walkowiak from the Architectural Committee (ARC) this spring. Their dedication and hard work have been invaluable to our community. If you are interested in contributing to the ARC Committee, please consider volunteering in the future. Fresh perspectives and guidance are essential for our community's

growth and prosperity.

A gentle reminder regarding trailers and RVs: Please adhere to the CC&R's regulations and refrain from keeping utility trailers on your property, as they are not permitted. If you wish to park them, consider submitting a proposal to the ARC for a six-foot privacy fence beside your garage for screening purposes.

Additionally, I kindly request homeowners to leash their dogs and remind contractors and their subcontractors to do the same while working in our community. We have received complaints about unleashed dogs posing a safety risk to homeowners. Let's ensure the safety and well-being of everyone in our neighborhood.

We will be sending out at a date to identify which roads will be sprayed this June, including a map. More to come next month.

Thank you for your cooperation, and let's embrace the joys of spring together. Here's to a wonderful season ahead!

Warm regards,

Warren Hill, President, MMPOA

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 here and find the minutes, the agenda and the 2024 projected budget on our website at: [Meeting Minutes and Financial Documents - Remington Ranch \(remingtonranchmontana.com\)](http://remingtonranchmontana.com)

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

Architectural/Landscape Review Committee (ARC)

This committee will now be co-chaired by MMPOA property owners Tom Cedarholm and Ivan Kosorok; with three additional MMPOA property owners representing each major subsection within MMPOA.

When you are considering 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.

Welcome to Ivan Kosorok (Grandview North) our new Board Member!

My name is Ivan Kosorok, and would like to raise my hand to volunteer on the HOA board to serve as a co-lead on the Arc committee. My wife, two dogs and I reside full-time at 15 Meadowlark Drive, Grandview North. We moved here mid-summer of 2023 and would like to be a part of the further development of this community. I see the merit in having full time residents be a part of this committee as the input provided would be transparent and uphold realistic expectations of the residents.

I've served on many volunteer boards in our community for the last 12 years here in Red Lodge, some of these include; Red Lodge Fire Rescue, Red Lodge Ice, Red Lodge Education Foundation as examples. I was born and raised here in Red Lodge, and know what it takes to live here and work here full-time. I am employed by IPI Packers, located close to Remington in the Pepsi Drive development. We provide drilling equipment for the mining water well industries, serving as an application engineer for the last 12 years. My wife is Operations Director at Red Lodge Mountain, and we both plan to retire here eventually.

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

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

