

Remington Ranch



Mountain Meadows Property Owners Association

Issue #24 May 01, 2024

WEBSITE: remingtonranchmontana.com FACEBOOK: MountainMeadowsPropertyOwnersAssociation

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

PLEASE HOLD THE DATE - SUMMER BASH 2024

June 23rd, Warren and Sheila's home - 4:00-7:00pm

Come meet your neighbors!

Please RSVP with the number in your household to: rranch2016@gmail.com

Dear Fellow Homeowners,

I hope this message finds you well and enjoying the onset of spring here in Red Lodge. With the mild winter behind us, we can look forward to the possibilities of more snow next year.

I'm delighted to announce our upcoming Summer Bash, scheduled for June 23rd from 4-7:00pm. This year Sheila and I will be hosting it in our backyard, keeping things simple and relaxed. We encourage everyone to bring an appetizer or dessert to share, and we'll provide some music to set the mood. Most importantly, it's an opportunity for us to spend quality time getting to know our neighbors better. Kindly RSVP with the number of people in your household to: rranch2016@gmail.com. As we approach June 23rd, we'll coordinate the appetizers/desserts.

I extend my gratitude to all who submitted their assessments on time this year. Currently, we have only three outstanding payments. As in previous years, late fees and interest fees will be assessed. As per last year, we've invested in a CD from the Bank of Red Lodge to earn interest while awaiting invoices.

The board has been actively seeking bids for our summer road maintenance requirements, aiming to keep costs stable year over year. The upkeep of our roads during the summer and plowing in the winter constitute the majority of our MMPOA expenses.

You'll notice the grading of dirt roads in May, and please refer to the attached map highlighting the areas we'll be spraying this season in yellow. In early June, 2.2 miles of road will undergo spraying. Additionally, eight loads of road base will be brought in to repair and maintain certain sections.

Billings Pavement is commencing crack sealing earlier this year. While this requires more material due to cooler road temperatures, it ultimately results in better crack filling, contributing to reduced pavement maintenance in the future.

With the increase in children within the Remington Ranch area, I urge everyone to adhere to speed limits while driving. Longer days provide an excellent opportunity to be more mindful of our neighbors.

As the weather warms, I encourage you all to take leisurely walks around the neighborhood. It's a wonderful time to reconnect with old acquaintances and make new connections.

Sheila and I eagerly anticipate seeing many of you at the Summer Bash on June 23rd!

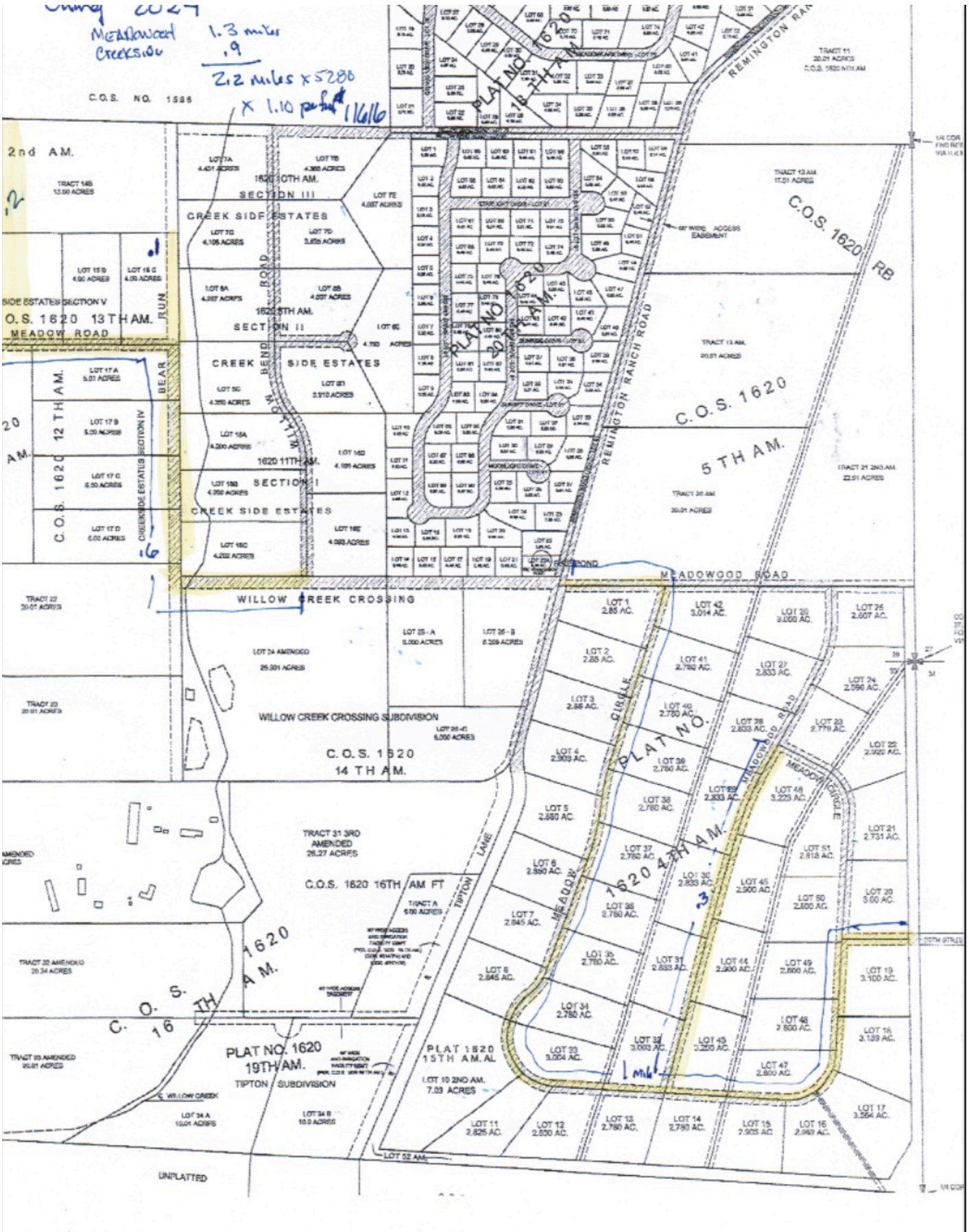
Best,

Warren

ROAD SPAYING

The map is attached below showing in yellow where we will spray this season. We will be bringing in around eight loads of road base to repair and maintain some areas. In early June, 2.2 miles of road will be sprayed.

Survey 2027
Meadowood
Creekside
1.3 miles
.9
2.2 miles x 5280
x 1.10 per foot 11616



C.O.S. NO. 1588

2nd AM.

SECTION V
O.S. 1620 13TH AM.
MEADOW ROAD

SECTION IV
O.S. 1620 12TH AM.
BEAR RUN

SECTION III
1620 10TH AM.
CREEK SIDE ESTATES

SECTION II
1620 8TH AM.
CREEK SIDE ESTATES

SECTION I
1620 11TH AM.
CREEK SIDE ESTATES

C.O.S. 1620
14TH AM.

TRACT 31 3RD
AMENDED
26.27 ACRES

C.O.S. 1620 16TH
AM FT

PLAT NO. 1620
19TH AM.
TIPTON SUBDIVISION

PLAT 1620
15TH AM AL
LOT 10 2ND AM.
7.03 ACRES

C.O.S. 1620
5TH AM.

MEADOWOOD ROAD

PLAT NO.
1620 4TH AM.

C.O.S. 1620
16TH AM.

UNPLATTED

C.O.S. 1620
REB

TRACT 21 2ND AM
22.51 ACRES

TRACT 20 2ND AM
20.51 ACRES

TRACT 19 2ND AM
19.51 ACRES

TRACT 18 2ND AM
18.51 ACRES

TRACT 17 2ND AM
17.51 ACRES

TRACT 16 2ND AM
16.51 ACRES

TRACT 15 2ND AM
15.51 ACRES

TRACT 14 2ND AM
14.51 ACRES

TRACT 13 2ND AM
13.51 ACRES

TRACT 12 2ND AM
12.51 ACRES

TRACT 11 2ND AM
11.51 ACRES

TRACT 10 2ND AM
10.51 ACRES

TRACT 9 2ND AM
9.51 ACRES

TRACT 8 2ND AM
8.51 ACRES

TRACT 7 2ND AM
7.51 ACRES

TRACT 6 2ND AM
6.51 ACRES

TRACT 5 2ND AM
5.51 ACRES

TRACT 4 2ND AM
4.51 ACRES

TRACT 3 2ND AM
3.51 ACRES

TRACT 2 2ND AM
2.51 ACRES

TRACT 1 2ND AM
1.51 ACRES

1/4 COR
1/4 COR
1/4 COR
1/4 COR

CC
27
1/4
1/4

27
34

1/4 COR

May 2024 Newsletter article from the ARC

Architectural/Landscape Review Committee (ARC)

This committee is chaired by: Ivan Kosorok, Board Member At Large, with 4 additional MMPOA property owners representing each major subsection within MMPOA.

2024 ARC Numbers to date:

- Home additions/remodel – 2 requests
- Greenhouse/Sheds – 2 requests
- Landscaping – 3 requests
- New build – 1 request

Inquiries and new build/landscaping requests are picking up as we move into the busy summer. Please send ARC application, plans, and requests to:

architectmmpoa500@gmail.com

When considering building a new home, adding new landscaping, constructing a fence, adding a shed, please review the MMPOA guidelines that are posted on our website:

<https://remingtonranchmontana.com/documents/>

Just a reminder that site development cannot happen until we receive a completed application and acknowledgement from our board. In some instances, we may not need to do a walk through if the application is done properly and fully complete. Pictures and maps help too!

Here are some important things to consider when thinking about additions/new builds:

- Drain fields (where applicable) please contact: Barbara Krizek – Env. Dept – 406.446.1694
- Questions about property boundaries and ownership? Please visit: svc.mt.gov/msl.mtcadastral/
- Otherwise:
 - 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 need help getting a rough site map lined out for fence approval or landscaping, let us know and we can do our best to accommodate.

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

2024 MMPOA BOARD MEMBERS

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

Ivan Kosorok/Board Member at Large

Architectural Committee Lead

boardmemberMMPOA600@gmail.com

Helen Hutson

Administrative Assistant

rranch2016@gmail.com

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



My name is Cameron Cooper. I live at 7 Willow Bend. I am the owner of Red Lodge contracting LLC. I have 15+ years of experience and I am able to do everything from a complete build down to minor repairs. Give us a call today for a free estimate on your project.

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

