

# Remington Ranch



## *Mountain Meadows Property Owners Association*

*Issue #25 - May 26, 2024*

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

**PLEASE HOLD THE DATE - SUMMER BASH 2024**

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

**Come meet your neighbors! Nashville songwriter, Summerlyn Powers, will entertain us this year! Please RSVP with the number in your household to: [rranch2016@gmail.com](mailto:rranch2016@gmail.com)**

Dear Fellow Homeowners,

Please mark your calendars and RSVP with a headcount for our Summer Bash on Sunday, June 23rd. Sheila and I are excited to host this event in our backyard, aiming for a simple and relaxed atmosphere. We are thrilled to announce that Summerlyn Powers, one of the visiting Red Lodge songwriter participants, will be providing entertainment to set the mood for the evening. Rain or shine, we look forward to spending quality time and getting to know our neighbors better. As the date approaches, we will coordinate appetizers and desserts.

In other news, road grading and some road base repairs will begin in the next few weeks. Crack sealing was completed last month. The board has also been busy this spring obtaining bids for spraying the easements and ditch mowing, which will take place in July. Please remove any large rocks and debris from your ditches (20 feet from the edge of the road) in preparation for mowing. We are pleased to inform you that we saved \$2,000 through competitive bidding compared to last year's ditch mowing costs.

Regarding the modification of the CCRs to allow RVs during the summer months, the Board has decided to put this matter to a vote. To modify any of our MMPOA CCRs, 75% of owners must approve changes by notarized ballot. You will receive a ballot in the next few weeks. Please vote Pro or Con when you receive it. More details about the proposed change and the current rules are provided below in the newsletter.

Additionally, if your home construction is complete, please ensure all construction debris, pallets, and trailers are removed. Landscaping should also be completed within one year of approval, as per our CCRs. All vacant lots in Grandview South and North must be mowed before the end of July. Given the wet spring, we anticipate lots will be overgrown this summer. Resources for mowing are listed in our Bulletin Board below.

Have a safe Memorial Day holiday, and I look forward to reconnecting with old friends and meeting new ones at our Summer Bash on the 23rd.

Best regards,

Warren

## **IMPORTANT PLEASE REVIEW RV CCR LANGUAGE CHANGE DETAILS:**

**The ballot you will receive from the Board will ask you to approve the proposed language or keep the CCR (current rules) as it is written today. More to follow in the coming weeks.**

### **CURRENT CCR LANGUAGE:**

**7.14 Recreational Vehicles.** No trailer, (such as horse, boat, snowmobile, etc.), boat, camper, motor home, snowmobile, or other equipment generally associated with recreational or leisure time activity but which could be associated with job employment, shall not be situated or parked on any of the streets for more than four (4) consecutive days or any property for seven (7) consecutive days unless enclosed by a garage meeting the requirements of these CC&Rs, or if less than six (6) feet tall, may be kept behind a six (6) foot enclosure so long as the trailer, boat, camper, motorhome, snowmobile, or other recreational or leisure items are not visible from the street. Exceptions must be submitted to and approved by the MMPOA Board.

### **PROPOSED CCR LANGUAGE HIGHLIGHTED BELOW:**

**7.14 Recreational Vehicles.** **Except as set forth below, no** trailer, (such as horse, boat, snowmobile, etc.), boat, camper, motor home, snowmobile, or other equipment generally associated with recreational or leisure time activity but which could be associated with job employment, shall not be situated or parked on any of the streets for more than four (4) consecutive days or any property for seven (7) consecutive days unless enclosed by a garage meeting the requirements of these CC&Rs, or if less than six (6) feet tall, may be kept behind a six (6) foot enclosure so long as the trailer, boat, camper, motorhome, snowmobile, or other recreational or leisure items are not visible from the street. **One of the above recreational vehicles may be stored on driveway, a pad, or other placement as approved by the Architectural Committee from April 1st through October 1st. After October 1st, the RV must be stored and not visible from the street as stated above. Exceptions must be submitted to and approved by the MMPOA Board**

## June Architectural/Landscape Review Committee (ARC) Update

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 – 5 requests
- Landscaping – 6 requests
- New build – 2 requests

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](mailto: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:

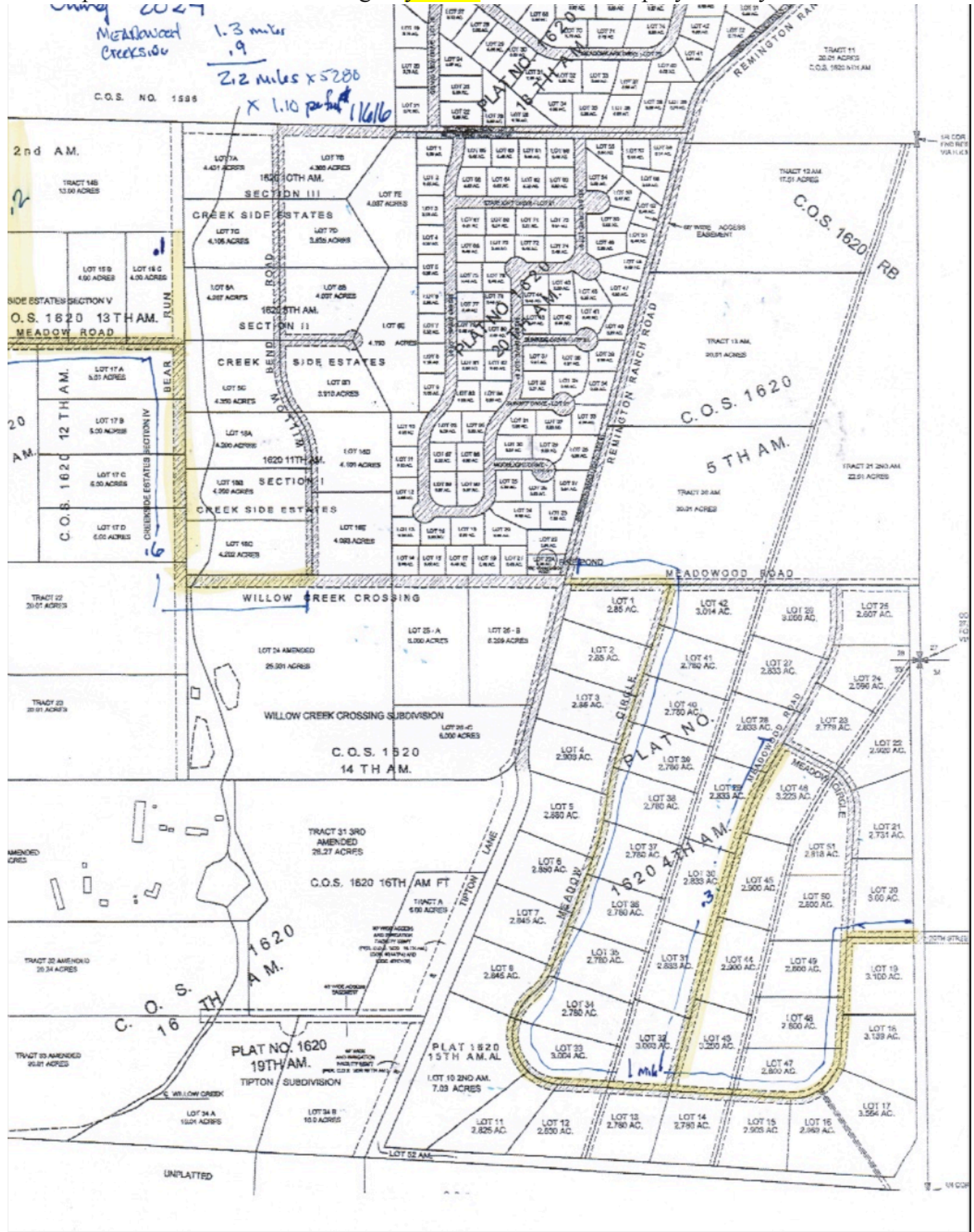
- Drain fields (where applicable) please contact: Barbara Krizek – Env. Dept – 406.446.1694
- Questions about property boundaries and ownership? Please visit: [svc.mt.gov/msl.mtcadastral/](http://svc.mt.gov/msl.mtcadastral/)
- Otherwise:
  - The Carbon County GIS and Addressing Department.  
Email: [CIS@co.carbon.mt.us](mailto:CIS@co.carbon.mt.us). Phone: 406-445-7270.
  - Carbon County Planning Office.  
Phone: 406-446-1694
- If you 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.
- Here is an example of a site map that I am happy to help put together for you!



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](mailto:rranch2016@gmail.com)

# ROAD SPRAYING REMINDER

The map is attached below showing in yellow where we will spray in early June.



# 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 [ranch2016@gmail.com](mailto:ranch2016@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)



**Sunshine Housecleaning**  
**Leonor Carbajal**  
Licensed and Insured  
406-647-88-91  
[lcpajy@gmail.com](mailto:lcpajy@gmail.com)

Remington Ranch Resident for over four years. References provided upon request.



**RED LODGE CONTRACTING**  
CUSTOM HOME BUILDING  
HOME RENOVATION  
FRAMING - ROOFING - SIDING  
PAINTING - DRYWALL  
**406-425-2870**  
[www.instagram.com/redlodgecontracting\\_llc](https://www.instagram.com/redlodgecontracting_llc)

My name is Cameron Cooper and 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.



Spring is here! Services we offer: Window Cleaning, Pressure Washing, Gutter Cleaning. Call or text for a free quote.

## **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**

## **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 406-425-1679

**Elk & Pine** -- Randy 406-426-4884

## **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](mailto:rranch2016@gmail.com)



## **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**

# 2024 MMPOA BOARD MEMBERS

## Warren Hill / President

Lead Annual and Board meetings, Legal,  
snow plowing road grading crack sealing oil treatment  
[presidentMMPOA100@gmail.com](mailto:presidentMMPOA100@gmail.com)

## Tom Polinko/Vice President

Communications:  
MMPOA Facebook, Newsletter, Web Page, Fire Pond, Summer Bash  
[vicepresidentMMPOA200@gmail.com](mailto:vicepresidentMMPOA200@gmail.com)

## Mike Mastel/Treasurer

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

## Jay Herman/Secretary

Annual meeting assist, Weed Spraying/Mowing, Islands/Beautification  
[secretaryMMPOA300@gmail.com](mailto:secretaryMMPOA300@gmail.com)

## Ivan Kosorok/Board Member at Large

Architectural Committee Lead  
[boardmemberMMPOA600@gmail.com](mailto:boardmemberMMPOA600@gmail.com)

## Helen Hutson

Administrative Assistant  
[rranch2016@gmail.com](mailto:rranch2016@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*

