

Remington Ranch



*Mountain Meadows Property Owners Association
Issue #26 - July 30, 2024*

WEBSITE: remingtonranchmontana.com FACEBOOK: MountainMeadowsPropertyOwnersAssociation

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

BOARD OF DIRECTORS

2025 Open Board Position

We will have at least three Board positions available starting in April 2025. Serving on the Board is a great opportunity to contribute to our community's future and gain insight into how our HOA operates. **If you're interested in joining the Board next year, please email rranch2016@gmail.com by August 30.**

Dear Fellow Homeowners,

I hope this message finds you well and you are enjoying the summer season. There have been several notable updates and reminders to share with you.

Summer Bash Success

First, a big thank you to Tom Polinko for once again organizing a fantastic Summer Bash. The event was a tremendous success, with great food, excellent entertainment, and new neighbors making valuable connections. For those who couldn't make it this year, we look forward to seeing you at next summer's event. It's always wonderful to see our community come together.

Recreational Vehicle Vote

Regarding the recent vote on changing the CCRs related to recreational vehicles, we received 29 "yes" votes out of 253 eligible homeowners. With this turnout, the proposed change did not pass. We ask all homeowners to continue respecting and adhering to the current CCRs as they were agreed upon when purchasing property here. Specifically, CCR 7.14 (see below) allows for only one trailer (singular) and CCR 7.15 prohibits parking any non-motorized vehicles such as boats, rafts, or utility trailers overnight on the streets.

Utility and Flatbed Trailers

Please remember that utility and flatbed trailers are not permitted to be stored on your property unless they are properly enclosed by an MMPOA/ARC approved fence or stored offsite.

Landscaping Requirements

We have observed that some newly completed homes still have not submitted landscaping plans to the ARC, as required within one year of home completion. Additionally, please address any large piles of topsoil on your property, as these can be unsightly and impact the appearance of our community.

Garbage cans

We have received several complaints about garbage cans being left out beyond trash collection day, which is Wednesday. Per CCR 7.17, "All garbage shall be kept within buildings or fenced enclosures on a daily basis, and only placed in open view for trash collection.

North-West Gate Closure

The closure of the north-west gate this summer has significantly reduced road traffic and wear on our roads. One resident noted that, on a recent Saturday morning, twelve vehicles turned around after entering our HOA. We plan to install a new "No Exit/Dead End" sign to further guide traffic. We are also considering closing the entrance by the rodeo grounds during large events next summer. We welcome your feedback on this topic—**please email your thoughts to r ranch2016@gmail.com.**

Most homeowners are complying with the above mentioned items. But some are not and we

will send reminders and fines will ensue for those not following our agreed upon CCRs. Let's continue to work together to make our community a place we are all proud to call home. Your cooperation and involvement are key to maintaining and enhancing our neighborhood's value.

Enjoy the rest of your summer!

Kind regards,

Warren Hill
President, HOA

CURRENT CCR LANGUAGE for RVs and other vehicles:

7.13 Parking. No street or other open area shall be used for the purpose of dismantling or repair of vehicles, and only motor driven vehicles capable of being moved under their own power may be parked upon set streets for a maximum of four (4) consecutive days. unregistered or inoperable vehicles must be parked in an enclosed garage.

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.

July 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 – 6 requests
- Landscaping – 10 requests
- New build – 4 requests

Inquiries and new build/landscaping requests have continued to pick up over the last few weeks, with some great ideas. Please send ARC application, plans, and requests to: architectmmmpoa500@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!

We have had many requests over the last two months for new landscaping, which is great! Just a reminder that the following trees are not allowed within any new builds or landscaping:

Poplar, Russian Olive, or any form of Willow or Cottonwood tree.

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.
- 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

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 and 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.



Summer 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

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

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

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

