

# Remington Ranch



## *Mountain Meadows Property Owners Association Issue #29 - December 30, 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

### **BOARD OF DIRECTORS**

Dear Neighbors,

Happy New Year! I hope everyone had a joyful and restful holiday season.

First, I want to let you know that ballots for the 2025 Board of Directors were sent out a few days ago. Please remember to submit your ballots by email or mail by January 19th. A big thank you to the six homeowners who volunteered to serve on the Board. Your willingness to dedicate time to managing our community and ensuring our CCRs are upheld is invaluable to maintaining the quality of our neighborhood. This year, we plan to invite the three newly elected Board Members to our final meeting in February/March to review our 2025 priorities and processes.

Reflecting on 2024, your Board was hard at work, and I'd like to highlight some key accomplishments:

#### Financial Management

- We began investing in short-term CDs to earn interest on our reserve funds, yielding \$2,039 this year.
- No Dues Increase for 2025! HOA dues will remain at \$700. We have been diligent stewards of our assessment revenue to avoid raising costs.

#### Community Improvements

- Traffic and Road Maintenance: By closing the Northwest gate, we reduced external traffic, decreasing road wear and lowering maintenance costs.
- Neighborhood Safety: We lowered the speed limit to 25 mph throughout the community and installed additional speed limit and "No Outlet" signs.

#### Architectural Review Committee (ARC)

- A big thank you to our ARC volunteers for their outstanding work reviewing and approving construction and landscaping requests. Your efforts ensure our community remains beautiful and compliant with CCRs.

#### 2025 Priorities

- We will outline our goals for the upcoming year and introduce the new Board Members in the January newsletter.

#### Community Reminders

- 2025 Assessments: Will be mailed in early January and are due no later than February 28th. Thank you for paying on time!
- Winter and Snow Removal: While winter has been mild so far, we know heavier snow is inevitable. Please remember that once plowing begins, it takes at least five hours to clear all roads. If wind is a factor, it may take longer. Homeowners are responsible for clearing snow berms from their driveways. For those using snow removal services, consider scheduling them later in the day to ensure your driveway is cleared after plowing.
- Trash Cans: Trash cans must be stored out of sight, either in your garage or a storage shed, as per CCR 7.17. Persistent violations will incur weekly fines of \$50, with liens

filed for balances exceeding \$200. Lien removal carries an additional \$150 fee. We appreciate everyone's cooperation in keeping our neighborhood tidy.

- Trailers and RVs: Campers and RVs should have been removed by October 1st. Utility and construction trailers are not permitted. Fines will be applied for violations. Please adhere to these guidelines to maintain the appearance and integrity of our community.
- Ice Rink: The town ice rink is open! Lights are off by 10 PM, and skate rentals are available at Grizzly Peak Outdoors. Enjoy the season!
- Brewery Hill Trail Feasibility Study: The Brewery Hill Pathway is a planned project by the City of Red Lodge (CoRL) and Beartooth Trails to build a pathway adjacent to Highway 78 from Lazy M Street to Hauser Street, also known as "Brewery Hill." Currently there is no pathway on Brewery Hill, which is a serious safety issue for pedestrians and represents a lack of connectivity between the fast growing West Bench and Red Lodge.

This project is led by Nick Gaddy of Beartooth Trails ([beartoothtrails@gmail.com](mailto:beartoothtrails@gmail.com)). We will include more details and sample letters along with this newsletter and our MMPOA Facebook Page. Thanks to Martha Brown for bringing this to our attention. Please consider sending a letter of support by mid-January.

We are fortunate to live in such a beautiful community here in Montana. On behalf of the Board, I wish everyone a happy, healthy, and prosperous 2025.

Warm regards,  
Warren

### **December, 2024 Update from the 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.

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

[architectmmmpoa500@gmail.com](mailto:architectmmmpoa500@gmail.com)

Hope you all had a Merry Christmas and Happy New Year! Below is a recap on ARC projects over the past year:

2024 ARC Numbers to date:

- Home additions/remodel – 3 requests
- Greenhouse/Sheds – 8 request
- Solar - 4 requests
- Landscaping – 28 requests
- New build – 5 requests

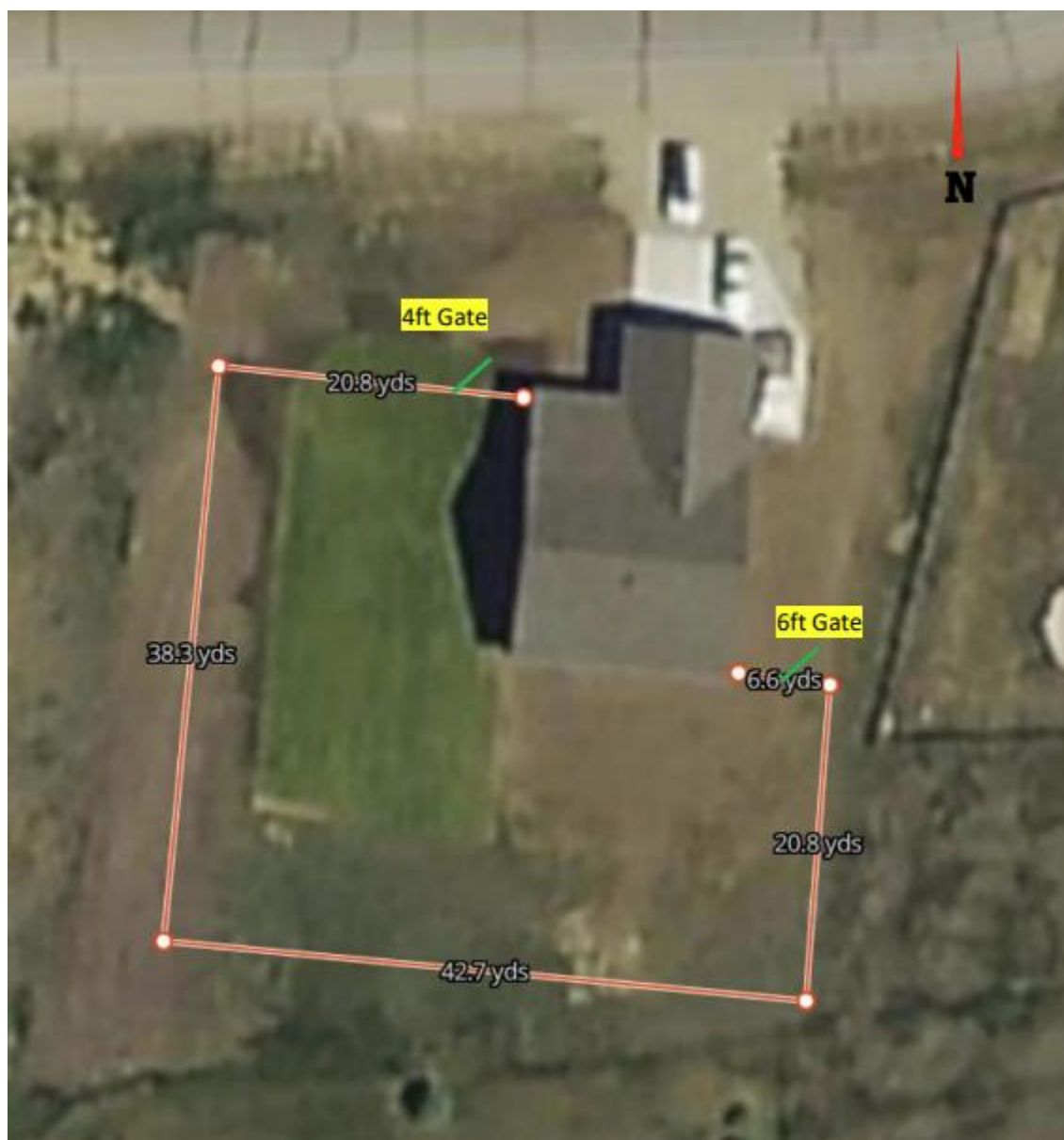
As we approach 2025, I want to thank everyone who was able to get their projects done on-time and all appear to have been completed and look great. Please don't hesitate to reach out with any questions for upcoming projects. **Also, be sure to submit those Brewery Hill trail support letters!**

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

**Fences -** I want to remind folks of what types of fences are approved and not approved. It's fairly straightforward; no chain-link fences. We will be adding a section onto the ARC application that will have fence types, so all you will need to do is select which one you want, add a map, and you should be good to go:

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!



## 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](mailto: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. See YouTube below:

We do have an observatory! Here's the exact location (added to google maps):  
<https://maps.app.goo.gl/U8yRWrpAsrE2RE3X8>

Here is a YouTube channel clipping of the Backroads of Montana segment on our observatory:  
[https://www.youtube.com/watch?v=5pBLz\\_wj6x0&pp=ygUUd2hpc3RsZXIgb2JzZXJ2YXRvcnk%3D](https://www.youtube.com/watch?v=5pBLz_wj6x0&pp=ygUUd2hpc3RsZXIgb2JzZXJ2YXRvcnk%3D)

For more information or to join the movement please contact either: Tom Prosser at: [Tprosser@treecaescience.com](mailto:Tprosser@treecaescience.com) or Theresa Whistler at: [theresawhistler@gmail.com](mailto:theresawhistler@gmail.com)

### **YARD and MISCELLANEOUS SERVICES**

Red Lodge High student, Carter DeRennaux, is available for a variety of services which include: house sitting, dog sitting, lawn mowing, weed pulling, any outdoor cleanup etc. Call or text to: 573 308 5160



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.

### **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)

### **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:**

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