

Remington Ranch



Mountain Meadows Property Owners Association
Issue #30 - January 29, 2025

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

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

BOARD OF DIRECTORS

Dear Neighbors,

I hope this letter finds you well. I'm writing to share important updates from our recent MMPOA Board election and to address a few community matters.

Election Results

We are pleased to announce the election of three new board members:

- Chuck Gepford (Grandview South)

- Kristi Bagby (Grandview South)
- Maggie Brusven (Grandview North)

(Bios for each of these individuals are included later in this newsletter.)

These new board members have been invited to our meeting on March 3rd, during which we will review our 2025 priorities and board processes. While this is a new step for us, we believe it will help bring everyone up to speed quickly.

If you know Chuck, Kristi, or Maggie, please reach out and thank them for their willingness to serve our community! Additionally, remember that there will be openings again next year, so we encourage you to consider volunteering to help our HOA in the future.

Election Questions

During the election process, a couple of questions were raised, and we'd like to clarify them:

- Why don't homeowners vote for specific roles like president, vice president, etc.? ANSWER: Our approach allows the board to assign these roles based on members' skills and availability. Some board members may work full-time while others are retired, so this flexibility helps us ensure the right people are in the right positions.
- Why did each lot receive three votes this year, compared to fewer votes in prior years? ANSWER: The number of votes per lot depends on the number of open board positions in a given year. This year, with three positions available, each lot received three votes which can be allotted as they wish.

2025 Assessments

A friendly reminder: 2025 HOA assessments are due by February 28th. Late charges will be applied to payments received after this date. Thank you in advance for paying on time.

CC&R Violations

As your Board, our two primary responsibilities are:

1. Ensuring responsible use of assessment funds.
2. Upholding the Covenants, Conditions & Restrictions (CC&Rs) that we all agreed to when moving into Remington Ranch.

We would like to address a few recurring issues:

- Trailer Storage: Trailers were to be stored by October 1st, as outlined in the CC&Rs. If you have a trailer/RV on property you are breaking the CC&Rs. Utility trailers and pop-up campers may not be left in open view on any property.
- Trash Cans: Trash cans must be removed from sight promptly after the Wednesday pickup. Leaving them out creates an unsightly appearance, attracts wildlife, and violates our CC&Rs.

Neighbors in violation of these rules have been notified and fines have been issued. Fines will continue to accrue weekly until the issue is resolved. Here's a summary of the fine process:

- \$200 in unpaid fines will result in a lien being filed on the property, with an additional cost of \$200.
- Removing a lien will require an additional \$150 fee.

Please, let's all work together to uphold the standards that make our community a wonderful place to live.

Snow Season Reminder

During the winter, the HOA has a 10-foot easement for snow placement and snowbank management. Any landscaping within this easement is not the responsibility of MMPOA or the snowplow operator. Also, remember it is the homeowner's responsibility to clear your berms after the snowplow comes through. There are several plowing providers at the end of this newsletter.

Thank you for your attention to these updates and for your continued support of our community. If you have any questions, feel free to reach out to the board.

Sincerely,

Warren

President, MMPOA

January 2025 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.

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

2025 New Application Requests:

Home additions/remodel – 3 requests

Greenhouse/Sheds – 0

Solar - 0

Landscaping – 1

New build – 0

As we get into 2025, we look forward to new builds and upcoming landscape requests. Please don't hesitate to reach out with any questions for upcoming projects.

NEW!

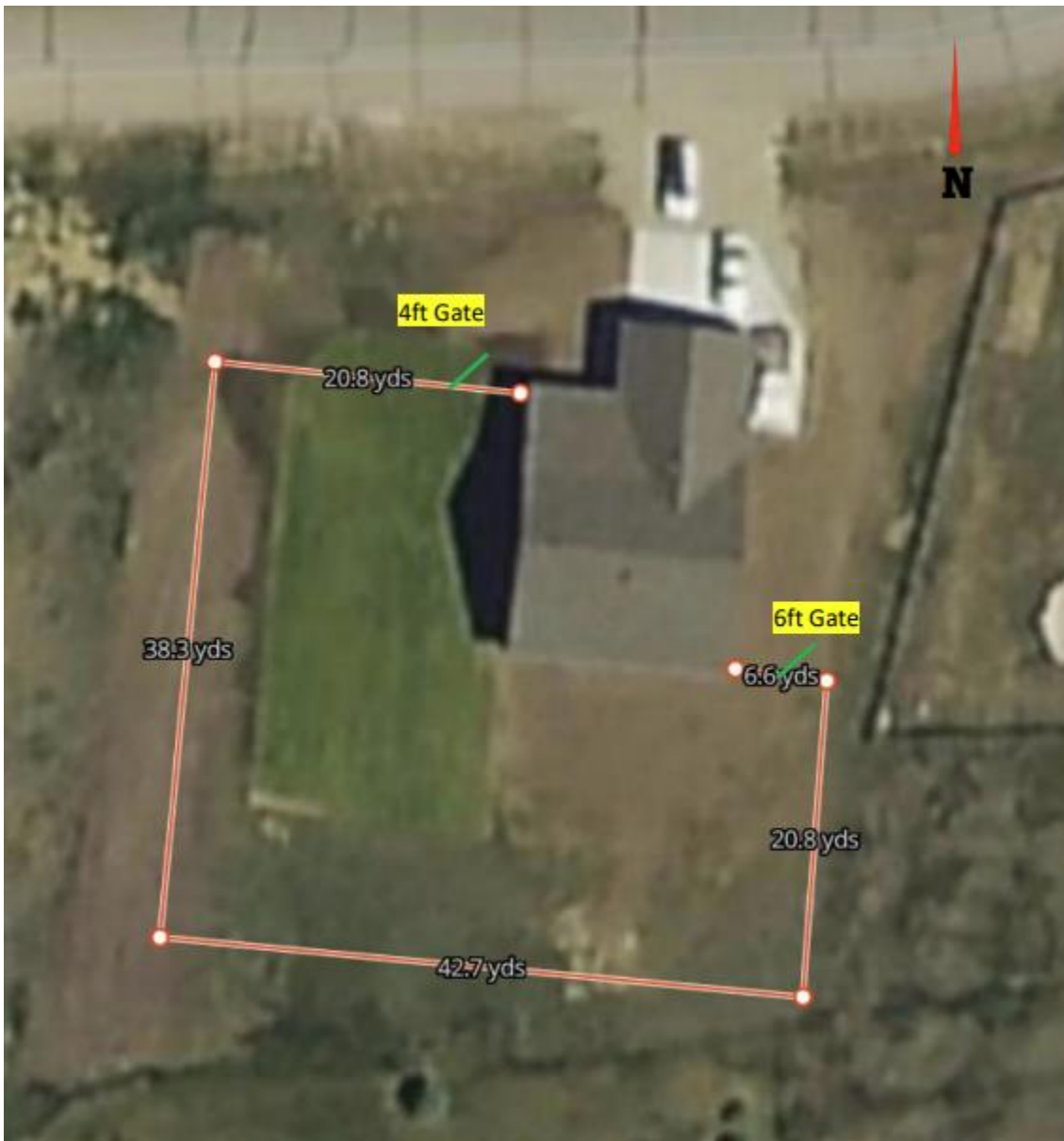
Going forward we would like to encourage any new substantial requests (new builds, landscaping, fences, etc) to be discussed with your neighbors prior to construction. As part of our neighborly due

diligence, we would like the surrounding community members to not only be aware of the construction, but also weigh in on ideas. Sometimes new builds are a surprise to others and we all would like everyone to be on the same page going forward. We will be adding this section into the application as a check

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

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!



NEW 2025 MMPOA BOARD MEMBERS

Kristi Bagby Bio

My name is Kristi Bagby and I would like to volunteer for the HOA board. My husband, Karson, and I moved to the neighborhood with our two young daughters back in 2020. We are full time residents and love this neighborhood.

Karson is from Billings and I grew up in Washington state. I work full-time for a large electrical contractor out of Washington state. My experience there has led me from general administration duties, to estimating, to a project engineer position, and now lead project engineer. I also work closely with our labor, HR, and marketing departments and manage our training and development program. I see a need for volunteers on the board and feel that my experience can support this community.

Maggie Brusven Bio

My husband and I moved to Remington Ranch in late 2020 with our two little girls who are now 4 1/2 and 8. We. We enjoy living here through all of the Montana seasons, with winter being our favorite.

Currently, I am serving as the interim director for Mountain Bluebells Preschool in town. I grew up in South Dakota and have my Masters of Public Administration from the University of Montana. I have spent my career working for various non profits and enjoy examining organizational practices to find where organizations are excelling and where improvement is needed. I enjoy meeting new people and hearing different perspectives and ideas.

Charles Gepford Bio

My wife, Susan, and I moved into Remington Ranch last March and are full time residents. We are both extremely pleased with our decision to move here. We've made new friends and have great neighbors. Remington Ranch is a great little community and we want to do our part to help keep it that way!

We're both recently retired and re-located from the Washington DC area. Susan had a career in the financial services industry. I served in the Navy (submarines) and then transitioned to the federal government working in IT. We have family in Cody Wy and knew of Red Lodge from family ski trips. When we decided to retire, we knew Red Lodge was the type of town we were looking for and it also puts us closer to family. It's been a good decision for us.

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. 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

For more information or to join the movement please contact either: Tom Prosser at: Tprosser@treecaescience.com or Theresa Whistler at: 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: ranch2016@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:

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