

Remington Ranch



Mountain Meadows Property Owners Association *Issue #31 - March 13, 2025*

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

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

Dear Neighbors,

My term ends April 1st and I would like to say that it has been a pleasure serving as the President of MMPOA, and I want to take this opportunity to express my gratitude for the dedication and support of our community.

This month, we say goodbye to two valued board members, Tom and Jay. Tom has generously volunteered his time over the past four years, and Jay for the past two. While Jay is stepping down from the board, we are fortunate that he will continue to serve on the Architectural Review

Committee (ARC). Their contributions have been invaluable, and we thank them for their hard work and dedication.

We also welcome three new board members—Kristy, Maggie, and Chuck—who have volunteered their time to continue working toward the betterment of our HOA. Below, you will find their bios to get to know them better.

Accomplishments & Updates

Over the past few years, we have achieved several key improvements for our community, with more to come. Here are a few highlights:

- **Community Engagement:** Our summer gatherings have helped foster a stronger sense of community, allowing us to connect with so many wonderful homeowners.
- **Financial Management:** We invested association funds into high-interest short-term CDs, ensuring that our reserves generate returns instead of sitting idle in a checking account.
- **Traffic Safety:** We installed new speed limit signs and closed the NW gate, significantly reducing traffic on our dirt roads.
- **Speed Control Measures:** Speed bumps have been ordered for Remington Ranch Road and Willow Creek Crossing, with installation planned for late April or early May.

Road Maintenance

- Implemented a structured road oiling schedule, ensuring that all dirt roads are oiled every other year to reduce long-term road maintenance costs.
- Reduced ditch mowing expenses by discontinuing mowing in Grandview South and North, as many owners already maintain these areas.
- Initiated planning for future chip sealing of our asphalt roads, with quotes being gathered for budgeting purposes.
- **Snow Removal:** Our largest annual expense. We will soon be soliciting bids for a new three-year contract, which begins this fall.

We have worked diligently to be responsible stewards of the HOA's finances, making cost-saving decisions that allow us to maintain services without increasing assessments in the coming budget year. While snow removal remains our most significant cost, we are hopeful that pricing remains stable for the next three years.

Winter Reminders

As we enter the snow season, please keep in mind:

- The HOA has a 10-foot easement for snow placement. Any landscaping within this area is not the responsibility of MMPOA or the snowplow operator.
- Homeowners are responsible for clearing their driveways after the snowplow has passed. A list of available plowing providers is included at the end of this newsletter.

Working Together as a Community

A great community relies on the participation of its members. Please help keep our neighborhood safe by adhering to speed limits and looking out for one another. If you have a concern, we encourage open communication with your neighbors before engaging the Board.

Finally, a reminder that we all agreed to abide by the community covenants when we purchased our homes. The Board is made up of volunteers who work to uphold these standards, but it is not responsible for addressing minor issues such as trash cans left out for weeks or improperly stored trailers/RVs.

Thank you for your continued support of our community. It has been an honor serving on the board and as your president.

Sincerely,

Warren

President, MMPOA

March 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.

Please send ARC application, plans, and requests to: architectmmpoa500@gmail.com

2025 New Application Requests:

- Home additions/remodel – 4 requests
- Greenhouse/Sheds – 0
- Solar - 0
- Landscaping – 1
- New build – 0

Just a heads up to everyone requesting new builds or home improvement projects, we do have a new portion on the application that is encouraging folks to reach out to their neighbors to let them know what your plans are. 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.

With the recent snowfall and wind events, take note of the orientation on some of the doors and entrances to your new builds. North facing will take more time to melt out and our winds are predominantly out of the west, which renders leeward sided snow drifting. Whereas south facing exposures will always melt out first.

So definitely think about some of those things when placing walkways, doors, and patios!

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.co

Here is an example of a site map that I am happy to help put together for you!



**NEW 2025 MMPOA BOARD MEMBERS -
WELCOME AND THANK YOU!**

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



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

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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