

Remington Ranch

Mountain Meadows Property Association (MMPOA)

Red Lodge, MT 59068

Rranch2016@gmail.com

remingtonranchmontana.com

Welcome to the Remington Ranch community and congratulations on your purchase of a new home or a lot with the intention of building a home someday!

The Ranch is managed by Mountain Meadows Property Association (MMPOA) through a volunteer Board of Directors elected by property owners.

As you get acquainted with Remington Ranch, here are a few things we hope you find helpful:

1. To help us keep in touch, please email your contact information (form attached), to our Remington Ranch Administrative Email at rranch2016@gmail.com. If anything changes, please provide us with your updated contact details to be sure to receive our regular newsletters, assessments and other important information. We won't share your information with others. It's for Ranch communication only.
2. In 2025, the MMPOA Board of Directors voted to hire Billings based property management company, Tailwind Property Management. Doing this ensures consistent covenant enforcement, a streamlined and consistent architectural review process, and professional oversight eliminating the burden of neighbors having to police each other. Much of our communities information can be found through their [online portal](#)
3. The Remington Ranch website is: remingtonranchmontana.com You'll find a great deal of helpful information there, as well as board member contacts. Please take the time to familiarize yourself with the MMPOA Bylaws and CCRs, as well as your

individual subdivision CCRs (your property is located in a subdivision with its own CCRs within the MMPOA): (<https://remingtonranchmontana.com/documents/>). Other documents can be found through [Tailwind Management](#).

4. We also have a Facebook page. Search: Mountain Meadows Property Owners Association on Facebook <https://www.facebook.com/groups/3436424623055375> to sign up.
5. MMPOA Newsletter - we send out newsletters periodically. Please make sure we have your contact information so you can receive these.
6. Remington Ranch is not within the boundary of the City of Red Lodge and is a private subdivision. As such, the MMPOA is responsible for maintaining common roadways, easements, rights-of-way, and other common areas. Speed limits within Remington Ranch are 25 mph on the paved roads and 20 mph on the dirt roads.
7. The MMPOA is responsible to remove snow from the common roadways in the winter, crack seal the paved roads, and oil the gravel roads on a rotating basis in the summer months. The MMPOA also cuts the grass in the easements along the common roadways, maintains the fire pond, perimeter fence and Ranch entryways.
8. Property owners are responsible for the maintenance of their driveways & sidewalks. Please do not push-snow into the common roadways as it creates challenges in our maintenance of the roadways.
9. If you have children that utilize the local school bus, please notify the Remington Ranch Administrative Contractor so we can notify the snowplow driver that you are on a bus route.
10. Trash service is provided by Republic Services based in Billings, not the City of Red Lodge. Republic's phone number is (406)-248-5400. It is not mandatory that you have trash service, but if you do wish to have it, Republic Services is your only option. They can quote you weekly or bi-weekly pricing. We strongly suggest that you request a bearproof garbage container. Trash is collected by Republic Services on Tuesdays.

11. Property owners are responsible to maintain their properties neat and tidy per the CCRs. This includes cutting your grass, regardless of having a home on the property. We ask that Grandview North and Grandview South Subdivisions require lots to be mowed no later than July 31st each year to help prevent fire hazards.
12. **Emergency Services:** Contact the Carbon County Sheriff's Office non-emergency # (406) 446-1234 or 911 in case of emergencies. Call 911 for Red Lodge Fire-EMS services. Red Lodge Police Dept. does not service Remington Ranch.
13. All properties in Remington Ranch have individual wells. Properties in Grandview North and Grandview South are connected to the City of Red Lodge sewer. We suggest you contact the city immediately to set up your account for those city sewer services if you live in one of those subdivisions. City of Red Lodge # (406)-446-1606.
14. If you plan to build on your property, landscape, paint, add a fence or shed, etc., please review the CCRs carefully and note there is an Architectural Review Committee (ARC) application that must be submitted and approved before any new builds, improvements, or changes to properties can be initiated in all Ranch subdivisions. ARC Application can be found thorough [Tailwind Property Management's Portal](#).
15. If you plan to build a new home, clarify with your realtor and/or builder if you will have Northwestern Energy (supplies all natural gas) or Beartooth Electric for services.
16. Annual HOA fee for Remington Ranch is \$740 per lot. This annual fee is subject to change based on operating expenses and is determined by the MMPOA board. You will be billed in January and have the option of paying the full fee in February, or splitting the payment into two payments paid in February and August. This fee covers the maintenance of the common roadways, easements, rights-of-way, perimeter fence, fire pond, and the day-to-day administrative functions of the Ranch.

We hope you find this information helpful as you get acquainted with the Remington Ranch subdivision and community. Please use the contact information found on the Remington Ranch website to reach out to us.

Your MMPOA board