

Elk Meadows Ranchettes Homeowners Association (EMRHA)

P.O. Box 903

Frenchtown, MT. 59834

President@ElkMeadows.org

www.elkmeadows.org

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Dear Neighbors,

Welcome to Elk Meadows! Who is the Elk Meadows Ranchettes Homeowners Association (EMRHA)? It's all of us, and we all have agreed to abide by the Elk Meadows Covenants as part of our purchase of our properties. The Homeowners Association (HOA) is run by an elected Board of Directors governed by a set of By-Laws. Members of the Board are elected at the annual meeting. Prior to Covid-19, this was held around February - usually at the Frenchtown Rural Fire Station #1 meeting room in Frenchtown. Since then it has been a "virtual" meeting with voting online or by paper (USPS) mail.

EMRHA Board Contacts:

President:	President@elkmeadows.org
Vice President:	VicePresident@elkmeadows.org
Treasurer:	Treasurer@elkmeadows.org
Secretary:	Secretary@elkmeadows.org
Architecture:	Architecture@elkmeadows.org
Roads:	Roads@elkmeadows.org
Website:	Website@elkmeadows.org

The Board serves us all to keep Elk Meadows a pleasant and respectful neighborhood to live in with every neighbor's cooperation. If you have any questions or concerns, you can send an email to President@elkmeadows.org and the president will forward it to the appropriate board member. Or you can write a letter and mail it to the address listed above. Please be a good neighbor and do whatever possible to make things run smoothly. We encourage anyone who has not served on the HOA Board to take a turn to help our neighborhood. Each position is a two year commitment.

HOA Dues: Your dues pay for essential services in our community including garbage pickup, road maintenance, and snow removal. (Water service is run by a separate board and billing system.) An invoice for your HOA dues will be sent by the treasurer. Dues are due every March, so please plan accordingly. Delaying your dues only delays the services you receive. To help the HOA Treasurer & Secretary keep you informed, please provide them with your mailing address, physical address, lot #, telephone number(s) and email address. If any of this information changes, please provide updated information by emailing or mailing the board.

Covenants: If you do not have a copy of the Elk Meadows Ranchettes Homeowners Association covenants, you can download (and print if you wish) a copy from the website. Click on "Documents" near the top of the page. Please take a few minutes to read your covenants. They are what we strive to abide by in Elk Meadows.

Garbage: Keys are issued by the HOA Secretary and are NOT to be shared with anyone else. Our dumpsters fill up quickly and barely keep up with the needs of Elk Meadows residents. The bins are there for normal household garbage only. They are not there for disposal of large items such as furniture, lumber, crates, cardboard, washing machines, old tools, or used oil, just to name a few. Disposing or recycling such items is the homeowner's personal responsibility. Putting such items in the bins creates additional charges from the garbage company which in turn increases our HOA dues. The garbage truck is automated and can only pick up a bin with a totally closed lid; otherwise we will be charged an overage fee or it will NOT be emptied. Items placed on the floor will not be taken without an overage fee. Please take your items that are not household garbage to the Missoula County Landfill. Please be a good neighbor and do your part to help the garbage removal process run smoothly. If you witness any suspicious activity, please email the Board.

Recycling: Please recycle as much as possible to reduce waste and overage fees. There are recycling stations for recyclable items (at no charge) in Missoula at the Axmen Recycling Solutions (3 miles west of the Missoula Airport 7655 US Hwy 10 W), Pacific Steel & Recycling (2600 Latimer St.), and Republic Services Recycling (3207 West Broadway St). For glass recycling go to RecyclingWorks MT (recyclingworksmt.com). For Electronics recycling see Opportunityrecycling (6900 Kestrel Dr #14), PETES Palmer Electric (2407 Havre Ave), and Valley Electrical Contracting, Inc. (2820-A Latimer St). For Retail Drop-Off try BestBuy and Staples. For more information: State of Montana Recycling website at deq.mt.gov/twr/programs/recycling. If you have building materials that are still useful, please take them to Home Resource (homeresource.org, 1515 Wyoming St). This is a great way to help people that don't have the money to buy new building supplies.

Roads: We all live on dirt roads and they are expensive to maintain. The roads are re-graded twice a year (usually in the spring & fall), but weather plays a key factor of when this can be done. Unfortunately, we cannot afford to grade the roads every time a pothole or bumps appears, so please be patient until the Roads Chair can schedule a time to grade the roads. Dust abatement, if approved at the annual HOA meeting, is usually done from the junction of Six Mile Rd and Wapiti Rd uphill to the junction of Wapiti Rd and Wahupa Ln. Homeowners have the option of having dust abatement applied in front of their property at their own expense by contacting the Roads Chair prior to abatement. Report any unusual road conditions to the Board. There is no official motorized vehicle access to Montana State School Trust or US Forest Service Lands in the subdivision.

Speed limit: The neighborhood speed limit is 25 mph for ALL motorized vehicles, including ATV's and motorcycles. Many people walk throughout Elk Meadows with their children and pets so please be aware of them while driving. The speed limit cuts down on dust during the summer and overall road maintenance costs. Please report any violations to the HOA President noting the description of the vehicle and license number, if possible. Again, there is no official motorized vehicle access to Montana State School Trust or US Forest Service Lands in the subdivision.

Snow removal: Snow plow service is expensive in our area. We budget for snow removal, but budgeted dollars can be quickly spent during a harsh winter. We experience quick changes in temperatures; often a recently plowed road will melt and then freeze over. This requires the addition of rock/sand on top of the ice to help provide for safer travel throughout the neighborhood. Many in the neighborhood own ATV's or trucks with plows and can often be seen helping keep the costs down by doing supplemental plowing of their own.

Construction: Any and all new construction, add-ons, fences, and modifications must be approved by the board prior to beginning a project. Review the covenants as well. Contact the Architectural Chair and request a Letter of Intent application (application can also be downloaded from our website) and review the building requirements. There is no charge for the review of your application, which should be completed within one month of your submitting it to the HOA Architectural Chair. You will have a maximum of one year to complete your project, once approved by the HOA Board.

Neighborhood Noise: We are privileged to live in the mountains with low population density but that doesn't mean we can't hear dogs barking, loud parties or firearms being discharged. Please be considerate of your neighbors and report any concerns to the HOA President.

EMRHA Firewise Program, EMR Wildfire Preparedness Team & Wildfire Community Preparedness Day: Our neighborhood is a nationally certified Firewise Community and has a team of EMRHA neighbors along with local, state, and federal agency participants that work together to help our community become better prepared for & adapted to wildfire. The EMRHA Firewise program means neighbors are taking actions to help keep their property as wildfire safe as possible, including clearing vegetation from around their structures, thinning vegetation on their property and along the main roads.

Neighborhood annual Clean-up day: Once a year, the neighborhood participates in National Wildfire Community Preparedness Day (NWCPD) in the field at the intersection of Wambli Ln. and Wapiti Rd. This is the meeting location for a neighborhood cleanup, including a burn pile. Just prior to the NWCPD, neighbors can bring branches, natural vegetation and fallen timber from your property to the burn pile to minimize the potential of wildfire. No construction material or treated wood will be burned. This is also a good time to meet your neighbors, and people generally bring a potluck dish to share. Contact Risa Lange-Navarro @ 406-626-5561 or Pete Gierach @ 406-626-4050 for more information. It is usually held on the 1st Saturday in May. For information on how to keep your property fire safe, go to <https://www.mtfireinfo.org/> or www.firewise.org and/or call Risa Lange-Navarro @ 406-626-5561. If you wish to burn on your property, you need a valid Missoula County burn permit. Burning season is open from March - August for general burning and March – November for prescribed burning. Go to app.egovmt.com/burnpermit for the required burn permit and more information.

Your property: Elk Meadows is a residential-only community. No business is to be conducted. Maintain your property and keep it attractive. Recreational vehicles are permitted, but mobile homes or apartments are not allowed. Please be sure to have a visible and readable house number at the entrance to your driveway so that any emergency responder can locate your residence quickly if you need help.

Water: We are in the Elk Meadows Ranchettes County Water District which is separate from the HOA board. Your contact for the Water Board is Sonja Walesch, President, 772-834-7150, SonjaWalesch61@gmail.com, 772-834-7150. Watch for any leaks so they can be addressed immediately. Each lot has a water meter near the road. Your responsibility is from the water meter to your home and the Water Board is responsible from the meter to the main line. Elk Meadows has a total water tank capacity of 249,000 gallons from four tanks: two at the base of Wapiti Road (13,000 gals each), one 2/3 of the way up Wambli Lane (210,000 gals), and one on top of Wambli Lane (13,000 gals). The tanks communicate with each other to distribute water as needed. If there is a malfunction in either communication or delivery, a red light will flash at the pump house on Wambli Lane. Please notify The Water Board president or a EMR HOA Board member immediately so the pumps can be reset. There are some homeowners that have private wells on their property and are not part of the Water District.

Conserving Water: Please conserve water as much as possible. Our water supply is directly proportional to the level and flow of local groundwater, which varies with the weather. Excessive water use is charged by the Water Board to the homeowner. Your water bill is sent to you monthly by the Water Board Treasurer. You pay a basic charge of \$40 per month with 3,500 gallons included. Additional usage is charged \$X.00 for each 1,000 gallons over 3,500 gallons. For usage over 20,000 gallons, the charge becomes \$x.00 per 1,000 gallons. Your contact for billing inquiries is Julie Hoyer, Secretary/Treasurer, 406-544-7253, Water@ElkMeadows.org. Please keep her updated on all of your contact information as you do for the HOA Treasurer & Secretary.

Wildlife: Coexisting with wildlife is one of the joys of living in Elk Meadows. Residents may not feed wildlife, including deer, turkey, elk, or bears. Feeding wildlife habituates them to humans which is never good for the wildlife, and draws in predators who can be dangerous to humans and pets. In Elk Meadows, our greatest challenge is coexisting with bears. A habituated bear is a danger to you and your neighbors. To prevent this, keep all human

food, pet food, livestock feed, and garbage in secured areas. It is also important to pick all ripe fruit from trees and any fruit on the ground daily to prevent bear problems. For more information, please visit <http://www.ninemilewildlife.org/how-to-keep-bears-out-of-your-yard.html>. If you have wildlife concerns, you should call 911 in an emergency or the Missoula office of Montana Fish, Wildlife and Parks @ 406-542-5508.

We hope you find the above information useful. If there are any topics that you feel need to be added, please let us know. Thank you for your help in making Elk Meadows a pleasant community for all of us!

The Elk Meadows Ranchettes Homeowners Association.

Revised: December 12, 2024

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