

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.

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.