

Glacier Ranch Homeowners' Association

Spring, 2018

Calendar Says Spring Has Sprung; 2 Summer Events Scheduled

The change of season brings many welcome changes and additions to Glacier Ranch, many of which residents asked for at the last HOA Annual Meeting, held on a uncomfortably hot evening July 27, 2017.

You are reading the first addition to the duties of the Board of Directors: the **Quarterly Online Newsletter**. To eliminate printing cost, we will be providing this quarterly information online at www.glacierranchmt.com.

Because of our unpredictable summer evenings, we have scheduled the **2018 Annual Meeting** earlier in the summer, when perhaps temps will be cooler. We will meet at **7 p.m., Thursday, June 21** at the Clubhouse. We intend to have seating outdoors, but can make adjustments for indoor seating if needed.

Residents spoke of a community-wide Rummage Sale, which we will hold on Saturday, June 23. Residents can bring sale items to the Clubhouse and use the ta-

bles provided there, or some may choose to hold their sale at their homes. The Covenants

do not prohibit such sales; the Board listened to security concerns to hopefully channel traffic into Glacier Ranch on a set date so neighbors can be diligent about keeping their properties safe.

We will advertise on Social Media and with signs along HWY 2 and Trumblecreek Trail.

Keep your eyes on the Kiosk near the Mailboxes for more info on these events. As always, your news and comments are welcome. Email ideas to the HOA Board at glacierranchmt@gmail.com.



Community Clubhouse



Email prestigerem@gmail.com to reserve your date & tell others about renting this great space.

FITNESS

Thanks to a generous member donation, 3 large pieces of exercise equipment were purchased and placed in the back rooms, leaving the meeting room available for continued use.

In place are: Stationary bike - Treadmill - MaxTrainer Stair Stepper. Their placement behind a locked door with Key Card access allows window views while working out and separation from the large meeting room. Stretching mats are available in the far room, and sanitary wipes are provided so members can wipe machines after use.

We have relocated the thermostat to the clubhouse's main room, allowing better air flow and full thermostat access to renters who will not have a key card to the fitness area.

CLUBHOUSE RESERVATIONS for EXCLUSIVE USE

As always, members can use the room FREE for drop-in access without having a guaranteed reservation for exclusive use. **Member Exclusive Reservations** still cost \$35.

Non-Member Exclusive Reservations now cost \$100/day, and require a \$250 damage deposit- fully refundable. This fee is comparable to other similar meeting spaces in the area.



Community Clean Up

Because Spring is the typical time to begin landscape work and such, the Board of Directors and our property management company receive more questions, hear complaints and try to find solutions to all concerns.

Answers are most often spelled out in your *Declaration of Covenants, Conditions, Restrictions and Easements*, as well as the *Rules and Regulations*. Your Title Company should have provided this document when your property purchase was final. And, these documents are also online at www.glaciterranchmt.com.

GARBAGE AND STORAGE:

a) No lot nor common area shall be used or maintained as a dump site or storage ground for rubbish, trash, garbage, junk vehicles, equipment or other waste. All equipment and refuse (i.e. toys, wheel barrows, ladders, lawn mowers, wood, household items, etc.) will be kept out of public view. Grass clippings are not allowed to be disposed of in the common area.

All refuse and other waste shall be removed as quickly as possible and not be allowed to become a noxious or visual detriment. Burning of refuse will be allowed in accordance with all governing law and upon obtaining the written consent of the Association. Except on collection day, all trash receptacles shall be screened from public view. Refuse receptacles shall be removed from public view no later than 7:00 p.m. on collection day. All refuse shall be protected from disturbance by wind and animals.

Dogs, cats or other small household pets, not to exceed two in total, may be kept on each lot. Owners of pets are responsible to ensure that their pets do not disturb other Residents, which includes excessive barking or howling. All animals are to be leashed, fenced or



otherwise confined to the Owner's Lot and not allowed to roam off of their Lot at any time. b) Owner is responsible for the immediate cleanup of animal waste when off of the owner's property. Animal waste shall not be allowed to accumulate to an excessive amount on the owner's property.

To summarize a few other common areas of concern:

“Campers, trailers, boats and recreational *vehicles* can be parked on the property for loading, unloading up to 48 hours. ... Visitors traveling with recreational vehicles may be allowed to park on the property up to seven (7) days, on a case by case basis but only with prior approval. Contact the Property Manager for approval.”

“Toys and recreational *items* are not allowed on the roadways. ... are to be kept on driveways or private lots and are to be stored out of sight during the winter months.”

Knowing the CCRs and Rules and Regulations, help Glacier Ranch to thrive in top-notch condition.

PICK UP, PACK AWAY

Keeping our community clean could be “In the bag” with your help. As the snow melts, we see a lot of litter that had been hiding along our roads and in the Common Area.

While taking your walk, please help out by bringing along an extra plastic bag to carry this waste to your home trash bin. ...All the help will add up!

Get More Neighbor News On Facebook, at Kiosk

Your HOA Board actively manages [Glacier Ranch Homeowners' Association](#), on Facebook to help keep members up to date. This CLOSED group has members-only privacy settings, so only Glacier Ranch property owners can join to read and post on this Community Forum.

Also, keep watching the Kiosk by the Mailboxes for general information.

