

# Meadowbrooke HOA

## Newsletter

June 2021

### CC&R AMENDMENTS



## THANK YOU FOR VOTING!!!

The results of the voting for the CC&R Amendments were tabulated and announced at the May 20<sup>th</sup> open Board meeting. All the amendments passed except for sheep, goats, and the parking provision.

The new amendments are effective as of the tabulation of the vote on May 20<sup>th</sup>. Changes still have to be formatted and submitted to the Flathead County Registrar for recordation, which may take several weeks.

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The beautiful late Spring weather is here with temperatures jumping from the 80's to 30's. The neighborhood deer are ready to drop their fawns and everything in the community has greened up to the most vibrant colors imaginable. Enjoy 😊

### BOARD ELECTIONS

The next election for officers for the Meadowbrooke HOA Board will occur during the August 5<sup>th</sup> annual meeting. Any person interested in running for the Board must have their bio turned in **by July 1<sup>st</sup>** in order to get the ballots out and returned before the meeting.

### MEADOWBROOKE WORK DAY



Volunteers needed for a community work day on Saturday, June 26<sup>th</sup>. We will be cleaning and refreshing both entrances as well as the pond area. If time and budget permits, we will also be restaining the fences in those three locations. Meet at the pond at 9:00 AM on June 26<sup>th</sup>. Please bring an assortment of hand tools, shovels and hedgers.

**WE NEED HELP!!!**

### NOXIOUS WEEDS

We would like to take a moment to thank all members for doing such a great job this year in managing their noxious weeds. Many members took advantage of having the professional sprayer used by the HOA, to spray their lots (at a major cost savings), while others took it upon themselves to spray and pull their weeds. Either way, we made major headway this year! During the recent noxious weed community education day, we had 17 lots and the HOA common ground evaluated by the county weed controller. In addition, 7 lots were also represented during the identification and treatment seminar.

**Thank you again for your hard work and please be sure to stay on top of your noxious weeds throughout the summer.**

## ENTRYWAY GATES



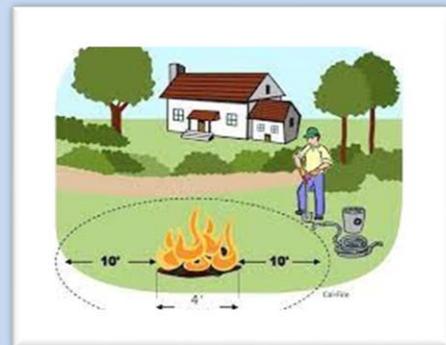
## COMMUNITY BBQ

The possibility of entry gates at the two entrances to Meadowbrooke have become topics of discussion by members at several of the recent open Board meetings. When the suggestion has been made, the simple response has been that we are focusing efforts on building reserves for our road maintenance fund. The suggestion has been made that we establish an account for donations to be used exclusively for installing gates. **NO FUNDS FROM ANNUAL DUES** would go into this segregated account. A list would be maintained of those that contributed and if the gates were not installed, each donor would receive their contribution back.

We're all aware of the break-in of one of our residences a few years back and we're constantly finding remnants of drug and alcohol use along our streets. In May, one residence was apparently scouted by criminal elements and frightened away when the resident answered the door. In June, another resident observed a vehicle late at night driving up and down our HOA streets looking down driveways.

Gates are not going to completely prevent any criminal activity from occurring, but will certainly be a great deterrent. **The BOD would like to gauge community interest through a vote on the possibility of installing gates. Given that this addition will impact all members, we're mirroring the voting process of the CC&R amendments by requiring 2/3 of properties (31 YES votes) to move forward with this project. The ballot to vote on the gate will be included in the packet for the annual elections and will be tabulated at the annual meeting on August 5<sup>th</sup>.**

The Board will host a community picnic at 5:00 at the pond on Saturday, June 26<sup>th</sup>. Burgers and waters will be provided. Bring your favorite cold beverage and a side dish to share! We encourage everyone to come, as this is a great way to meet and reconnect with friends and neighbors. Please shoot us a note that you're coming, so we can plan our purchases accordingly.



## FIRE SEASON

Please be reminded that a permit is required for open burning in June. You can acquire a free permit by going on line at [firesafekalispell.com](http://firesafekalispell.com). **This is your last chance to burn until open burning is allowed again on OCTOBER 1<sup>st</sup>.**

## COMPLIMENTS, CONCERNS, COMPLAINTS



Meadowbrooke has added a section to our newsletter providing the membership an opportunity to express COMPLIMENTS, CONCERNS, and COMPLAINTS. This venue allows the opportunity to increase communication with the BOD and membership, as a whole. We appreciate your submissions as it takes a village to run a village and your care and concerns help keep Meadowbrooke the wonderful place we love!

Responses are made available during our quarterly newsletter. Please be sure to include your contact information when issuing a submission. While your name will not be published or posted, we will not respond to anonymous submissions. As always, if you have a concern that involves a confidential nature, please indicate so and we will not make it public. Communication can be sent to the Meadowbrooke email at [meadowbrookemt@gmail.com](mailto:meadowbrookemt@gmail.com).

Earlier this year, Meadowbrooke received a member written complaint identifying 16 lots and HOA common areas within the community that had houndstongue (noxious weed) present.

Below is a quick synopsis of the action taken:

- Have the Flathead County Weed Control Representative conduct an evaluation and community educational campaign
- The BOD is working with individuals identified in the complaint
- Worked hand by hand with identified individuals to address the issue
- Volunteered time to pull houndstongue in common areas and neighbors' properties
- Hire a professional spray company to spray common grounds
- Make the professional sprayer available to community members
- Etc...

The BOD feels confident that the matter is being addressed and managed properly. We would like to thank all members for their continued efforts in managing noxious weeds on their properties.

It is the recommendation of this Board that escalating complaints to the BOD should always be the last course of action. Most neighbor disputes can easily be addressed with a smiling face, a cold beer and a firm handshake.

### **MEMBER COMMENTS:**

Below are a few member comments received regarding noxious weeds and the noxious weed education day with Noel Jinings:

- "We truly appreciate the fact that you take time to coordinate issues such as this." (*Noxious weed educational day*)
- "It was great to meet with Noel from the County Weed Abatement to hear her presentation and then meet with her on a one and one basis to discuss my own property and weed issues I face..."
- "...We realize this is not a 'one-time' effort in weed abatement and we'll continue to monitor our land for future infestation..."

### **RESPONSE:**

We're glad to see the positive responses and we'll be sure to revisit this and other educational projects.

