

COMMUNITY BBQ

Meadowbrooke HOA Newsletter

Q2 2023



On June 17th, at noon, or when the Community Work Day is complete, the BOD will host our annual community potluck BBQ for the membership at the pond, supplying burgers, hotdogs, and waters. We ask that you bring a side dish to share and a beverage of your choice. We hope to have as many members participate to get reacquainted with old neighbors and meet some new ones. We would love to see as many members there as possible, regardless if you can help with the workday.

Hope to see everyone there!

Meadowbrooke HOA meadowbrooke.info

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COMMUNITY WORKDAY



On Saturday, June 17th, Meadowbrooke will host our annual community workday. We will be thinning trees in the common areas and doing minor weeding in the entryways. Plan on bringing your work gloves and small hand tools. If you have a side-by-side, those are always helpful to haul trimmings to the burn pile. We are meeting at the pond at 9 AM and should be done in a couple of hours. **WE NEED THE HELP**, so please plan on participating if your schedule allows.

WEED SPRAYING

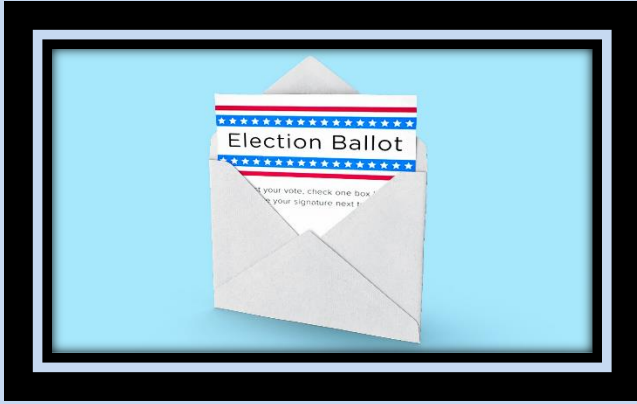
On June 19th, the pond and other common areas are being sprayed for noxious weeds. Please make sure to have your vehicles off the common areas and keep your pets away while spraying and drying. If anyone would like to have the commercial sprayer that Meadowbrooke is using spray your personal properties, let us know, and we will be happy to pass on their information to you. There is a substantial saving to you for having them spray your property the same day the development is being done, and we generally have several members take advantage of the opportunity.

CANINE LEPTOSPIROSIS

There has been an increase in dogs in the Flathead Valley contracting Canine Leptospirosis. This disease can be deadly to dogs and can be transmitted to people. For information on vaccinating against Canine Leptospirosis, please go to:

<https://www.vet.cornell.edu/departments-centers-and-institutes/riney-canine-health-center/health-info/canine-leptospirosis>

BOARD ELECTIONS



The next election for the Meadowbrooke HOA Board will occur during the Annual HOA Members Meeting on August 3rd, at the Marion Fire Hall, at 6:30 PM. If you miss the mailing deadline, you can bring it in person to the annual HOA meeting on the 3rd. Given everyone's ability to mail, email, or drop off your vote, we will no longer be accepting proxy ballots.

- June 13th – Deadline to submit your letter of interest and bio
- July 15th - Election packets are emailed
- August 1st – Deadline to submit your ballot
- August 3rd – Annual HOA Members Meeting and final day to turn in your ballot

COMMUNITY BULLETIN BOARD

It would be a great idea for our members to help promote their services on the Meadowbrooke bulletin board at the entryway mailboxes. If you would like to promote your services, from construction to babysitting, please feel free to do so.

LOWER SPEED LIMIT



With the warmer weather finally here, we have seen an increase in walkers, children playing in the neighborhood, and riding bikes. Please be aware of their presence and watch your speed.

NEW BUILDING IN PROGRESS

A minimum of five homes will be under construction this spring and summer in Meadowbrooke. Therefore, be aware of construction traffic and workers in the community. For those of you building, make your contractors aware of people that walk and exercise their dogs along our roadways. Make them especially aware that children may be playing and riding bikes on our roads.

WELCOME NEW MEMBERS!!!



We want to take a moment to recognize and welcome some of our newest members to the Meadowbrooke family! Please welcome James and Helen Quartuccio, who joins us from Pennsylvania. We are excited to have you both as a part of our community! We also want to wish the Redmans a warm farewell.

NOXIOUS WEEDS

Early Season



Late Season



Early Season

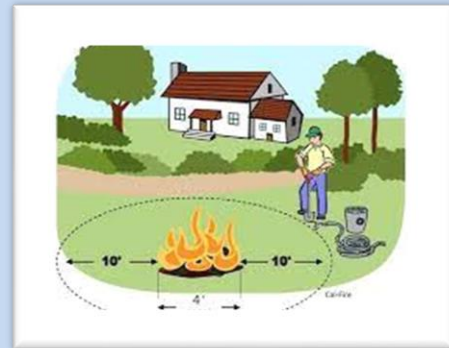


Late Season



The HOA will be spraying right-of-way's and common areas again in late spring/early summer. We all need to take the necessary steps to control noxious weeds on our properties. Spraying needs to begin early enough in the year that the weeds do not seed (if they seed, the spraying is ineffective). Generally speaking, homeowners spray multiple times throughout the growing season to stay on top of our worst offenders, like Houndstongue and Thistle. It is not uncommon to have to spray weekly to bi-weekly to manage a bad infestation. Should anyone like to use the commercial spraying company that the HOA uses, let us know, and we would be happy to provide their information. We are also available if you would like help identifying some of our problem weeds that are often seen in the area. Most have found that Roundup is not the best option for killing our most challenging weed, the thistle. The go-to chemical in the development is 2-4D. You will find it at CHS & Murdochs. Remember you will need to purchase an activator separately to have it properly adhere to the plant.

OPEN BURNING DATES



As we approach summer, many of us will be burning debris. Please be aware of the Flathead County burning dates and regulations before you burn. We ask that you take all precautions during this burning process protecting your property, and neighbor's as well. Refer to firesafekalispell.com for updated information and helpful tips on how to burn trimmings safely.

Currently, the burn dates are as follows:

- March 1 – April 30, Spring Open Burn
- May 1 – June 30, Permits required (FREE)
- July 1 - September 30, No burning allowed
- October 1 – November 30, Fall open burn
- December 1 – February 28, No burning allowed
- No permits are required during spring and fall open burn seasons

**DEFENDERS OF WILDLIFE ELECTRIC FENCE
INCENTIVE PROGRAM**



As many of us desire to have a more self-sustaining lifestyle, we are seeing a significant increase in fellow neighbors growing gardens, having fruit trees and raising chickens. With these activities, we run the risk of predators damaging our efforts and running amuck. The Defenders of Wildlife has an excellent incentive program in the Flathead Valley, which provides a 50% reimbursement or up to \$500 toward bear deterrent electric fencing. The group will walk you through the recommended fencing, and will even help install the deterrent if needed. For those of us that have gardens and chickens, this is a great program to take advantage of.

For more information, contact Russ Talmo, Rockies and Plains Program Associate, at 728-8800 or rtalmo@defenders.org. You can also visit defenders.org.

BEAR PRESENCE

For the last few years, Meadowbrooke has experienced a bear presence. We have not had any issues this spring; however, it is always a good idea to be aware that they are part of the neighborhood. Be vigilant in watching for them and not creating a situation that will develop them into a nuisance (keep food and trash where he cannot get to it). Last summer, we had a sow with her two cubs and a color phase boar frequenting the development.



Please remember, a fed bear is a dead bear!

PETS OF MEADOWBROOKE

Since many of us seem to be pet families, we thought it would be fun to highlight a Meadowbrooke pet during each newsletter. Hope you enjoy!



We decided to change the Pets of Meadowbrooke this quarter to highlight one of our neighborhood visitors. This moose came by earlier in the week to hang out and graze on a lawn. For those of you that may be newer in the development, we generally have a mixed batch of animals that frequent Meadowbrooke. You will see moose, elk, bear, and more deer than you can count.

COMMUNITY NEWS



Marion Summer Market – Marion's farmer's market is being held at the Marion Trading Post parking lot, Saturdays, 9-2, through September. You will find an array of farm fresh veggies and baked goods.

Concert Series at Happy's Inn – Yes, you saw that right! Happy's Inn is hosting a series of summer concerts. Some of their venues include: Sawyer Brown, Blackhawk, The Steel Drivers, Creed Fisher, and Copper Mountain Band. The new owners have been working hard to provide more activities for us mountain folks!

Marion Community Outreach – The Marion Outreach is a community volunteer group that helps where needed in the community. This may include cutting fire wood for seniors or building a wheelchair ramp for the disabled. Please contact the Marion Fire Department for interest in volunteering and services.

July 4th Community Parade and Carnival – The Marion Fire Department will be hosting their annual 4th of July Community Parade and Carnival at the Marion School, starting at 11AM. Be aware the parade uses our Gopher end of Marion Hubbart Spur for staging prior to the parade. Please contact the Marion Fire Department for more information, if you would like to volunteer, or if you have a hotrod or float you would like to enter into the parade. This is a great community event and is an exciting time for the youngsters. Make sure to have the kiddos bring a basket to collect candy from the float participants.

Marion Yard Sale – Aug 26th is the annual Marion community yard sale at the Sweetly Spoiled parking lot, across from Hilltop. The yard sale starts at 9AM. You will be surprised how many goodies you will come home with!