

# Four Dot Meadows

April, 2017

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The HOA Board a week ago in April with the following people present: *Larry Mason, Melis Edwards, Suzy Clarke and Megan Hoover.*



## The H.O.A. is seeking volunteers for the 2017 year!

We are looking for:

- a. Help with Park & Mailbox maintenance. We need people who can:
  - trim trees and pick weeds
  - move the parking berms and repair them
  - walk the subdivision recording if there are unused mailboxes, which mailboxes are broken or need to be repaired, and identify other mailbox repair needs.
  - repair the mailbox issues that are identified
  - spray the gazebos (HOA will provide the sealer and the spray pack; Larry Mason will supervise/assist).
  - dig and build a protective box around our main sprinkler shutoff box (again, Larry Mason will supervise/assist).
- b. Homeowners to serve on the board. These are not, and have never been, paid positions. Typical time spent is only a few hours a month, not including any additional volunteer work performed in the parks and such. Please let us know what position you would desire or what position you would like to recommend someone into.

## Parks & Ponds - UPDATE:

- The date for the cleaning the West Pond has not been set yet. If you enjoy the parks with your families, please consider stepping forward to help out an hour or two. Contact the board at the above email.
- **CLEAN UP after your DOGS!** Yes, we mentioned this in our last couple of newsletters, however we are

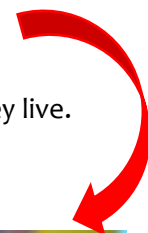
still receiving complaints. Do not you're your dog's run loose in the neighborhood. The Board should not have to remind homeowners that this is disrespectful to your neighbors.

- Paths for East Park. We are still in need of a quote for addressing the East Park path issue and future maintenance.

## Prowlers:

As a reminder, 4-Dot is seeing more unusual traffic, both in cars and on foot. Please be mindful of who your neighbors are; report anyone who seems suspicious (sheriff's number: 406.582.2100). Ways to keep our neighborhood safer:

- a. Place neighborhood watch signs.
- b. Get involved: If you see someone you do not know, ask them where they live.
- c. If you see teens involved in suspicious activity, question them.



## Lock your cars & homes!



## Dues:

Currently approximately 35 homeowners have not paid their dues, with a half dozen who have not paid for 2016 or earlier. Updated dues letters will be sent out (remember, this is a volunteer posting so every piece of mail means a person needs to volunteer more time) along with ballots and a budget for the 2017-2018 year.

## Liens:

Lien letters will be going out in May for homeowners who have been in violation for more than one year.

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## CATCH & RELEASE

Please review the below 'tips' to ensure any fish caught can be returned safely to the water. Last year a homeowner pulled out several dozen dead fish from unsuccessful catch & release. To ensure the fish will stay alive when returning back to the water, be sure to:

- Start by fishing only with barbless hooks
- Use wet hands when handling fish (this helps maintain the 'slime' coat they have and protects from any infections or bacteria)
- Hold the fish horizontally when photographing, etc. as this is the 'natural' position for a fish
- Do not put the fish down on the ground or other hard surfaces.
- Do not touch the gills or the eyes of the fish
- Keep the process quick. Do not keep the fish out of the water more than a minute or so.



When releasing fish back into the pond, do not 'throw' the fish in; release the fish head first into the water to help water get back into its' mouth and gills to resuscitate the fish.

## REMINDER for Covenant Violators:

The HOA board will start delivering covenant violation letters to homeowners committing major violations. Some initial violators are:

- i. Homeowners that in the past did not keep up yard maintenance (this includes serious weed issues and un-mown lawns).
- ii. Homeowners currently owning or planning to own chickens.
- iii. Not picking up after their dogs.
- iv. Un-landscaped front yards (this should be completed within the first year of moving in).

If you are not in favor of the four Dot Homeowners Covenants, please **NOTE: it is not up to the Four Dot Board members to CHANGE the covenants.** If you are

not in favor of items in the Four-Dot Meadows Subdivision covenants, these are the steps to make a change:

1. Write up an amendment to the covenants.
2. Bring recommendation to the HOA board for their added suggestions/approval.
3. Secure a lawyer to review proper language. Four-Dot Meadows does not pay for covenant change requests by individuals.
4. Once written, voting of all subdivision through a door-to-door process with a notary for every vote. **Article VII, Section 5 that any amendment to the covenants must be approved by 66 2/3 of the homeowners.** This means that if you want a covenants changed (such as having chickens in 4-Dot, 66 2/3's of the subdivision must vote in FAVOR of the change and these votes must be notarized for legal purposes).
5. The votes/amended covenants must get to the county to have them changed (the HOA board will do this process).

## UPCOMING:

1. **Annual 4-Dot Clean Up and Pizza Party:** First weekend in June: Saturday the 3rd. Clean up from 9-12; pizza party at the east park gazebo starting at noon! Pizza and beverages will be provided by the subdivision. PLEASE r.s.v.p. so the work can be divided up accordingly. We will have teams in the East, West and front of the subdivision.
2. **Community Garage Sale:** Last weekend of June: the 24th. **SEEKING VOLUNTEER to put up signs!!**
3. **Community BBQ:** TBD, considering a weekend in August or early September. **SEEKING A VOLUNTEERSTO COORDINATE THIS!**



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