

Fourdot Meadows News



Volunteer Opportunities for Spring

The subdivision is in need of a Parks Committee for 2017. If you are interested please contact the HOA board by sending an email to: fourdotmeadows@hotmail.com. There is a very large list of projects to choose from both large and small. Help make our subdivision beautiful and enjoyable.

Projects

- Watering / sprinkler system
- Digging out West pond Water treatment/aeration of East Pond
- Fixing parking areas
- Putting up HOA mail box in East Park
- West Park: possibly more sand for the "play area"
- West Park: Paint and repair the picnic bench
- Fix Drainage in both east/west ponds (they are blocked and not draining; esp. bad for the East Pond)

What can you do to help? Let us know if you have skills or experience that may be helpful in making our community better.

HOA Dues

Its that time of year again. Remember to pay your HOA dues to avoid a lien on your property. The Fourdot Board will be pursuing liens on any residences that are not current.

Well lit streets keep our neighborhood safe

Check your street light and repair or replace light bulbs as necessary. This provides safer winter walking, as well as a deterrent for recent vandalism and theft.

Responsible Pet Owners

We have fielded several reports of unidentified cats in garages and bullying other pets. Be a responsible neighbor and put an identification tag on your cat.

Dogs also should have tags and should be accompanied by an owner armed with a poop bag throughout the neighborhood and parks. All pets need to have adequate shelter during those frigid week of below zero temperatures. We have fielded several complaints from this years dip into the dangerous temperatures.

Web: fourdotmeadows.weebly.com

Email: fourdotmeadows@hotmail.com



Neighborhood Watch

Volunteers needed for the Neighborhood watch. If this is something you're interested in we want your help. There has been a sharp uptick in neighborhood shenanigans, like property vandalism, theft, and wildlife abuse. A neighborhood watch could greatly reduce these occurrences.

Additionally there have been an influx of non resident people using the parks. The parks in the subdivision are for the residents and we'd like help reminding others.

Just as a reminder, call the sheriff at 406-582-2100, or the highway patrol at 406-587-4525 if you see anything suspicious. We are all neighbors so let's look out for each other.

Plowing

As you may have noticed plowing has been a challenge this year. Due to inadequate service we canceled the contract with our first plow company and have hired Earth landscaping. They have agreed to plow when there is one inch of snow and they will sand the intersections for no additional cost. -See covenants for more info



Open Position

Our current treasurer needs to step down for personal reasons. We are looking for a volunteer with bookkeeping experience. The commitment for someone with experience would be about 1-2 hours per month plus 1-2 hours extra during invoice time.



Looking Ahead

The dates are not set yet but we are planning the following events:

Park Clean up in June

Community Garage Sale in July

Park BBQ in August

Enforcement of Covenants

In 2017, Four Dot will begin enforcement of homes that do not maintain their lawns/yard. It has been many years since this has been in effect, but after 2016 and the many homes that did not maintain their lawns, landscape their homes (should be done within six months of moving in), eradicate weeds, and forth; the Board felt the enforcement must resume.

Therefore, if a home has excessive lawn or weed growth, the HOA will

hire it to be mown at minimum cost of \$300 per time. In addition, homes in gross violation of covenants will be warned of their violation by mail. If the violation continues, the situation will be brought to the HOA attorney. -See covenants for more info

Covenant Excerpt

Article IV. Common Areas:

Section 2. Reservation of Easements for Utilities, Improvements and Amenities. The Declarant and the Association reserve and retain over, upon and under any part of the premises, reasonable and necessary easement and encroachment rights, to install utilities, service lines, amenities, and other improvements whether presently available or not. Declarant or the Association may grant such easement and encroachment right to utility or service companies as necessary for installation or said improvements.

Article IV. Use Restrictions and Building Design Guidelines

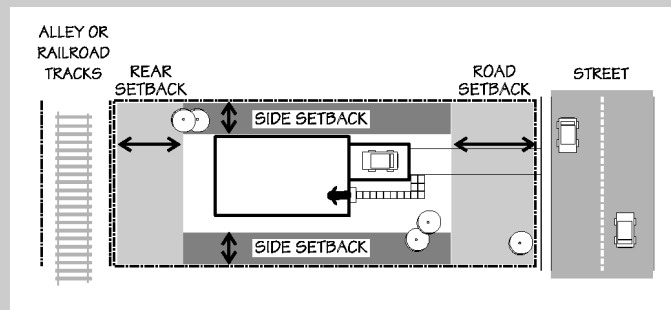
Section 2. Building Design Guidelines, F. Driveways.

All driveway surfaces must: (1) be a minimum of twenty-feet (20') wide; (2) be made of asphalt or concrete; and (3) extend and be connected to the pavement on the road serving as access for each lot. Prior to or at the time of any improvements or construction on any Lot, an appropriate-sized and diameter, sixteen-gage galvanized steel culvert must be installed in the drainage area between the paved street and the Lot line to allow for any runoff. This shall be submitted with the site plans and must be approved prior to installation.

Section 3. Site Details, A. Landscaping.

All Lot Owners are required to landscape their Lot and maintain said landscaping. Prior to beginning construction of improvements on any Lot, the Lot Owner shall submit a landscape plan to the Design Review Committee for its approval. The Owner must complete the restoration of the site within forty-five (45) days following the construction of the residence or within such period as may be reasonably necessary as dictated by weather conditions and approved by the Design Review Committee. [please see the rest of this as there are specifics to how many trees must be planted, and so forth].

Section 3. Site Details, B. Noxious Weeds. Each Owner, or Owner's tenant, is responsible for controlling all noxious weeds on their Lot and shall destroy them according to county standards. Each Owner shall diligently attempt to prevent any noxious weed from going to seed. Replanting is required for all disturbed areas. For the protection of all Lot Owners, the Association shall have the option of mitigating noxious weeds from any Lot if the Owner fails to be diligent in doing so. The Association will charge the Lot owner for this mitigation and may choose to assess a fine as well.



BUILDING? ●●●●

Planning on new construction this summer? Remember to call: Mike Hubner 406-581-9515.

Mike works on a voluntary basis to let you know if your plans are in accordance with not just the covenants, but city/county. We have had several cases of easement violation, and this will be problematic when a person attempts to sell their property.