



# Four Dot Meadows

July, 2017

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The HOA Board met Monday, July 3<sup>rd</sup>, 2017.  
In attendance:  
Larry Mason, Megan Hoover, Melis Edwards  
and Andrew Pitt.

## REVIEW of old Business:

1. Conversation on Covenant Violators. Letters will be sent out to all covenant violators in the coming weeks. These are individuals who continue to violate major components of the covenants, such as not: installing front lighting, 'picking up' after walking their dog, landscaping within one year of building, addressing mowing and/or weed control. In addition, there are approximately 7 homes in violation when it comes to hosting chickens on their property.
2. Mailboxes: Tammy Joyner reviewed the neighborhood for broken mailboxes. Over the coming weeks, Jarrod Robinson will be replacing and cleaning up all the mailboxes. Unused ones in good condition will be replaced with new ones, and we have ordered more new ones so all mailboxes will be used, working order. We will also be placing addresses on the new mailboxes.
3. SEEKING volunteers for projects around the subdivision:
  - trim trees and pick weeds
  - fix parking berms in West & East Park

## ***SHOUT OUT to all who volunteered at the June Cleanup!***

We had a big success at this year's clean up.... Almost 20 people came out so we actually got some THINGS DONE! we have also had people step forward (email us) with requests to help out on other projects. Please read on and thank these people for helping out. Remember, the more volunteers we have on projects, the less we have to use our homeowner's dues to PAY someone else!!

- Huge thank you to Kevin Amberson for volunteering his time and equipment to dig out the West pond! If you haven't checked it out, Kevin did a fantastic job! We are planning on bringing in a few loads of top soil and seeding this fall.
- Thank you to Larry Mason, Larry Hickethier, and Bryan Reddicks for getting a sealer coat on our East and West Gazebos!
- Marc Poutre and Brad Lookhart dug a ditch to install a protective box (Marc Poutre built this) around our main sprinkler shutoff box - it is now safe and secure!
- Thank you to Mishawn and Cory Unrein, Andrew Pitt, Suzy and Ryan Clarke, Cameron and Brad Lookhart, Sandy Mason, Melis Edwards, Megan and Kyle Hoover and all the kiddos for pulling weeds, cutting trees/limbs and cleaning up the front berm!
- Chris Edwards and Larry Mason re-installed the subdivision Mail Box (it is now near the East Park parking lot).

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- Andrew Pitt, who works for Knife River, is going to pull up the terrible path around the East Pond and replace it with a gravel-type substance. This is going to be a big job.... If you see him out there please give him a shout out thank you! This work will happen within the coming months.

be asked to leave the park. If you see someone in the park that you do not know (which we have heard from many homeowners witnessing non-4dot users) please just introduce yourself and ask them where they live. When they say not in the subdivision, politely inform them that they are on private property and ask them to leave! If they do not leave, call the sheriff's office: 406-582-2100.

## Did you know?

### There is No DUMPING Allowed on Easements, Parks & Ponds!

Easements/Parks and Ponds ARE NOT a dumping ground! We have seen and heard that some homeowners are ACTUALLY using these spaces in our subdivision to "dump" materials from their home (such as rocks, cinder blocks, unwanted dirt). **This is unacceptable!** Homeowners need to take these materials to the dump! Every time this happens, ALL homeowners are getting hit with the cost (in HOA dues) to clean up these areas. If you SEE someone dumping material in our parks or easements, please step forward and tell them not to!

### Other Park News:

- West Park: The grading of the pond is complete. We have heard from some homeowners who would like to take some of the large rocks from the graded soil area. Please do! This will actually help the eventual process of top soil and seeding come fall. However, please don't take top soil from the area.
- Parks are private property and are for 4-Dot Homeowners only. They are owned by all of us, the homeowners. Anyone using the parks who do not live here should

### Dues & Liens:

Homeowner dues continue to trickle in. Currently, 13 homes are in danger of receiving Liens for unpaid dues (most just haven't paid this year but several are now pushing 2+ years delinquent). Please contact the subdivision email if you haven't paid your dues. A reminder invoice will be issued. In addition, 7 homeowners to date have liens on their properties for not paying homeowners dues.

### REVIEW HOW TO CATCH & RELEASE

Please review the below 'tips' to ensure any fish caught can be returned safely to the water. Teach your kids proper catch & release as well so they can enjoy fishing in our ponds and in/around Montana safely!



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' cote

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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.

### **Community BBQ:**

Michelle Henry will be coordinating a Community BBQ!

Please watch for

signs, flyers and emails on this event and plan on attending! The HOA will cover simple bbq (hotdogs & hamburgers) and the rest of the food and fixin's will be Pot Luck Styled!



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### **Not Happy with the HOA Covenants?**

**Want to change them? It is up to you!**

These are the steps to make a change:

1. Get a group together to help you make a covenant change.
2. Write up an amendment to the covenants.
3. Bring (or email) recommendation to the HOA board for their added suggestions/approval.
4. Secure a lawyer to review proper language. Four-Dot Meadows does not pay for covenant change requests by individuals.
5. Once written, you must conduct a door-to-door voting; with a notary for every vote. **Article VII, Section 5 states that any amendment to the covenants must be approved by 66 2/3 of the homeowners. (66 & 2/3 in FAVOR).**
6. The votes/amended covenants must go to the county to have them changed (the HOA board will do this process).

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