



Four Dot Meadows

March, 2017

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The HOA Board covered the latest board meeting through numerous emails and a meeting on the 13th.

Parks & Ponds:

To keep the gazebos healthy, this summer the HOA will need to seal them. This will take 5-10 gallons of sealant and the rental of a commercial sprayer. Larry Mason will secure the materials needed. Seeking volunteer to help with the summer project.

Ponds:

- a. 4-Dot has received several bales of Barley Grass to place into the ponds. Barley grass will help decrease the algae bloom. If you see the barley grass in the ponds, please do not disturb them.
- b. Cleaning the West Pond. Several homeowners have stepped forward with clearing out much of the sediment/dirt in the west pond as well as trimming and cleaning overgrown willows. Please watch for this work to be done in the coming months. If you would like to volunteer for any work in this area, send an email to the 4-Dot email.



Parks:

- a. CLEAN UP after your DOGS! We are receiving more complaints about homeowners letting dogs run loose in the parks or directly from their front doors; and not “picking up” after them. This is not okay. As the complaints are coming in, the HOA will start sending letters to homeowners who are seen to not follow these covenants. Violators may be charged for having others clean up after their dogs!
- c. Playground, West Park: New swing was purchased for the park. Larry Mason has installed it. If you are in the park, and you see teenagers standing on the swings, please ask them to stop. That was not the

intended purpose – and is how the last set of swings broke.

- e. Paths for East Park. We are looking into the issue of the East Park and the paths again this year; trying to find a workable solution for long-term maintenance.

Entrance sprinklers:

Larry will check into the building of a box to be placed around the main sprinkler on/off valve station. It is precarious and due to how it was originally installed, is breaking down.

Prowlers:

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). We have received reports of homes being egged, robbed, toilet papered, and so forth. Most of these activities are opportunistic*; which tells us they may LIVE in our neighborhood. Ways to keep our neighborhood safer:

- a. Report suspicious activity to the sheriff.
- b. Place neighborhood watch signs.
- c. Get involved: If you see someone you do not know, ask them where they live. If you see teens involved in suspicious activity, question them. This is how some of the vandalism was caught last year.
- d. *Robberies. The reports we have received are that these thefts are happening with cars left unlocked, open garage doors or unlocked doors to homes.



**Lock your cars
and homes
= less opportunity**

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.
- ii. Homeowners currently owning or planning to own chickens.
- iii. As previously mentioned, homeowners caught not picking up after their dogs

Liens:

Lien letters will be going out in April for homeowners who have been in violation for more than one year. If you have not paid your HOA dues, please send them in; especially if you have not paid for the previous year.



The H.O.A. is seeking volunteers for the 2017 year. Specifically, we are looking for:

- a. Help with Park Maintenance. The only part of our subdivision which is paid is the mowing. Weed abatement, picking up trash or dog feces, etc. are volunteers.
- b. Mailbox Upkeep. We need a couple of people that can take care of an overhaul of our mailboxes in our subdivision: staining posts, replacing mailboxes, etc.
- c. Calling for board members. If you would like to be on the board or serve in as president, v. president, treasurer or secretary – please provide us with your name and contact information. This is a volunteer position; but know that when serving on the board in any capacity, you are required to attend meetings and participate in the decisions.

Our subdivision does not pay for the management of upkeep – it is all done with volunteers in the subdivision; if we did, the costs of our HOA dues would

quadruple. See examples of what OTHER SUBDIVISIONS pay for HOA dues!!

- Sierra View Subdivision (across Thorpe Road from Landmark): \$400/per year
- Elk Grove: \$80 a month or \$960 a year!
- Broken Trail Condominiums: \$160 a month or \$1,920 a year!
- Canyon Village Condos: from \$90-185 a month or \$1080- \$2220 a year!
- Baxter Square: \$175 a quarter or \$700 a year!

If you can volunteer you time – please do!

If you cannot help out at a day/time that is organized, do not let that stop you. Let us know what you would like to do, and we'll see if we can get others to help.

We need community involvement!

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. Plan on emailing a r.s.v.p. that you can attend, 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.
3. Community BBQ: TBD, considering a weekend in August or early September.

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