



# Four Dot Meadows

November, 2017

Receive the newsletter by email by request: [fourdotmeadows@hotmail.com](mailto:fourdotmeadows@hotmail.com)  
New to the subdivision – please email the HOA with your information

The HOA Board met Monday, November 6<sup>th</sup> 2017  
In attendance: Larry Mason, Meghan Hoover, Melis &  
Chris Edwards Jarrod Robinson

## Review of Old Business

1. **Mailboxes.** Jarrod Robinson has been systematically moving through the neighborhood fixing/repairing mailboxes. You will see this volunteer work happening through the winter, on days more conducive to outside work. He hopes to have the mailboxes updated by spring.
2. **Covenant Violators.** The Board will continue to mail violator letters. We have received many comments from other homeowners thanking us for proceeding in this manner. They express statements such as *We do not want our neighborhood to become run down or appearing trashy.* Therefore, we are asking homeowners to let us know of covenant violators. Please email at [fourdotmeadows@hotmail.com](mailto:fourdotmeadows@hotmail.com). Once a family/individual receives three letters, **a fine will be issued** for their violation. The main violations to date are:
  - a. Chicken Coops
  - b. Not “picking up” after their dogs
  - c. Spring/Summer, not maintaining mowing and weed control
  - d. Lighting in front of their home\*

\*LIGHTING: If you have not installed your front lighting, a temporary alternative would be to place reliable solar lighting.



3. **Dues & Liens: If you have not paid your 2016 or 2017 dues, you will have a lien placed on your property.** Currently, there is 6k of outstanding dues, most are with 8 homes spanning several years. These homes currently have liens. In addition, 6 homes may receive a lien on their property if dues are not paid by the end of this year. They will not receive another warning letter. The 2018 Dues statement will go out January 2018. Pay them within the first month, as it takes many volunteer hours each month and all year to manage the finances for the subdivision, send out reminder invoices, and so forth.

## Park News

- **West Park.** We will top soil and seed sometime in the spring months to cover the exposed area to the west of the pond.
- **West Park Volunteers.** This past summer saw the west park playground overly weeded again. If you use the playground, or if your children do, please consider volunteering to maintain it. Contact the subdivision if you would like to help.
- **Park Reminder.** The parks are for residents only. If you see someone in the park, you do not know, please introduce yourself and ask them where they live. If they tell you 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.** The practice of questioning these non-residents has cut down on many non-residents using our HOA parks.

Email the HOA with your updated information: [fourdotmeadows@hotmail.com](mailto:fourdotmeadows@hotmail.com)

## New Business

- **In discussion was the speeding in 4-Dot.**  
Do not speed in our subdivision. Please communicate to your family members to keep the speed limit at 25 or under. This is for all our safety!
- **Snow Removal.**  
We were able to secure DJ Krack with Earth Landscaping Maintenance and Snow Removal again. We are fortunate to have secured such a great company. If you have areas in which you did not want snow to be pushed (this was discussed last year), please be sure to mark those areas. Also, **when shoveling your driveway – please do not push the snow into the street.** We didn't think we needed to explain this – but after the last snow, we found a few homeowners who did this.
- **What information to release to Relators/Lenders.**  
The HOA is considering making amendments to our website to provide more information on the covenants, the budget and so forth for people looking to purchase in our subdivision. If you have comments about this, please email the subdivision.
- **Loose Animals.**  
A black lab has been seen frequently roaming 4-Dot unattended; he is an intact male who is terrorizing other dogs and getting into trashcans. If you see this dog, please call animal control and have it picked up. If this is your dog, take consideration of your neighbors and keep your pet in your yard.
- **Parking.**  
We have seen an up-tick of people parking on the street. This is especially difficult during snow months. Please keep your cars in your driveway as this helps with the snow removal.

- **Covenant Violators.** We are hearing from more homeowners who are blatantly violating the covenants with the reasoning of “others are doing it, so why can't I?” Please think about that reasoning, as it would be the same as if you see someone steal. *Does that mean you should as well?*



### Read and be informed!

Posted covenants on the HOA website:

<http://fourdotmeadows.weebly.com/covenants.html>.

If you are not in favor of the Covenants, consider working to change them! **The Four Dot Board cannot change them on their own.** Consider getting a group of homeowners together to help you make a covenant change. Steps to make the change:

1. Write an amendment to the covenants.
2. Bring (or email) recommendation to the HOA board for added suggestions/approval.
3. Secure a lawyer to review proper language. (Four-Dot Meadows does not cover this).
4. Once written, the entire subdivision must vote. Recommended: conduct a door-to-door voting along with a notary.
5. You will need a 66 2/3's of the subdivision must vote in FAVOR of the change; these votes must be notarized for legal purposes. **(See Article VII, Section 5 states that any amendment to the covenants must be approved by 66 2/3 of the homeowners).**
6. If approved, the amended covenants will go to the county (the HOA board will do this process).

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