

A Newsletter for all 4-Dot HOA Residents

FourDot Meadows newsletter

Summer '18

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current topics >>>

Preparing for Winter

The HOA Board met on 7/22/2018 and discussed plans for winter which include the following:

- **Ordering replacement signage for the subdivision's such as no-outlet, replacement speed and stop signs.** Look for the updated, brighter and additional signage in the neighborhood in the coming months.
- **Snow Plowing for the 2018-19 winter has been secured!**

Welcome the New 4-Dot Treasurer

Please welcome a new homeowner and the new 4-Dot Treasurer, Amanda Cooper. She will be assisting the bookkeeper whom we've hired in the last few months and taking over for

Creating Curb Appeal for the Subdivision

In planning for the future of our subdivision, the Board realizes that in order to maintain and improve on 4-Dot Meadows, some changes need to take place.

We live in a very special subdivision, off the 'beaten' path and thus, we get to experience a quiet, mostly undisturbed part of this amazing valley. However, people are starting to take notice. As more people look to our neighborhood when considering moving away from some of the larger surrounding areas, we may not be capturing their full interest. Some of the reasons may be due to the 'unfinished' nature of our subdivision.

Many of us have lived here since the subdivision inception, at a time when the original developer did not complete slated projects. Two of the big projects were the parks and path system. As a homeowner, you may not be aware that **you have vested interest** in the overall upkeep and look of our subdivision, as you are part owner in the parks, paths, gazebo, and any other improvements in 4-Dot Meadows. *Yet these spaces are not finished.*

In order to keep our property values high and stay relevant and strong in the real estate market

the board would like to consider completing the projects over the next few years; projects many of us moved to the neighborhood for.

Until now, 4-Dot has mostly relied on the volunteer efforts of only a handful of homeowners to complete projects.

Many people in the subdivision do not realize the work the volunteers have done in the subdivision. When you,

- ...drive by the front of the subdivision, and it isn't covered in weeds and the plants are trimmed; it is volunteer efforts that keep the weeds in check.
- ...notice signs are refinished and the new light installed (at the front and the West Park); again, volunteers.
- ... walk the parks, the gazebos were installed by volunteers. The parks take tremendous upkeep; from weed removal to brush clearing; again, so far, it has been volunteer effort

Updated Subdivision Signage

After the last few board meetings, and reviewing emails from homeowners, the street signs will be updated. that are driving our neighborhood.

Speed Limit & More:

As we are seeing an increase with speeding in the subdivision, our first plan is to post additional signs to help curb this behavior. Some of what you will see are signs such as "Slow – Children at Play", "No Outlet", as well as overall more speed limit signs and updated "Stop" signs. In the future, if the Board continues to receive complaints of speeding, as well as witnessing it themselves, they are considering having speed bumps installed throughout the subdivision. These would not be affected by winter snow plow, as they would be removed each wither and re-installed each spring.



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However, out of the 114 homes, only 8 homes participate in these volunteer efforts. The HOA does not have enough volunteers to maintain what we have, let alone complete the projects homeowners continue to request. If you think we can use the 4-Dot HOA dues, we cannot. The small amount of money we collect from those individuals who pay their dues is dedicated to things such as snowplowing, general mowing of the parks and the front of the subdivision, the bi-annual oiling of weaver road, and a reserve fund to eventually re-paved our 4-Dot road system. There could be more money, however there are about a dozen families who do not pay their dues, and 4-Dot has placed liens on their homes (with about a ½ dozen more in danger of liens).



If there are other items you would like to mention, please write to the HOA. fourdotmeadows@hotmail.com

In order to hire individuals to help with the maintenance of the subdivision, bookkeeping, as well as possibly having the 4-Dot subdivision run by a property management company, the 4-Dot Meadows HOA will be increasing the HOA dues an additional \$50 (possibly \$100) in the next year. The Board does not need the votes of the subdivision to proceed with this action (Section 4, Authority and Article IV. Common Areas, Section 4 and 5). Raising the dues to \$100 would cover the maintenance mentioned previously as well as a start on the major projects. Once completed the dues could return down to 'maintenance' levels.

The requests and complaints from homeowners which top the list:

1. Weed control (not enough). The HOA receives complaints that not enough is happening around the parks, front entrance and around the subdivision. Hiring a park maintenance crew once a month/as needed during the summer months for the following (cost TBD):
 2. weed control
 - a. shrub trimming
 - b. repairs/staining gazebo
 - c. re-painting basketball court
 3. Unfinished Parks: Parks need sprinkler system to for a healthier lawn area and to control the weeds. This project would take the following (cost doubled to cover both parks):
 - a. Drilling for and installing a well (7k +/-)
 - b. Running power to park & installing electrical box (5k+/- ; this power will also help with the pond aeration systems)
 - c. Sprinkler System (15-20k +/-)
 - d. Planting parking areas and additional trees (2k)
 4. Healthier Ponds:
 - a. Regular maintenance of plant growth both inside the pond water and along the banks. (\$1,500+/-)
 - b. Aeration for winter (cost TBD)
 5. Path around East Pond: Re-paving (possibility) or removing path and installing gravel (cost TBD)
 6. New South of subdivision path (cost TBD)
 - a. Grading
 - b. Gravel
 - c. Upkeep controlling weed growth
 - d. Installing trees?



Covenant Violators

There are a few homes in the subdivision which need to take note of the 4-Dot HOA Covenants, as they are in violation of the covenants. This causes other homeowners to make requests of the board to ask why they can't do something "they see in a neighbor's house," such as owning chickens. Seeing someone else in violation does not make it okay for you to do. When the HOA hires the Property Management Company, they will be working off of our covenants, and sending official letters, charging fines and placing liens on properties. We are moving this direction as a subdivision as we feel the violations have gotten worse over the years. If you are a homeowner and you know you are in violation, please fix the issue ASAP. If you are unsure, review your covenants to the citing's listed below (link to covenants: <http://fourdotmeadows.weebly.com/covenants.html>).

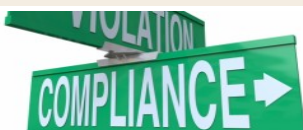
Typical Violations >>>

1. Homes with Chickens. Article 5, Use Restriction. Section 1, G. (*no livestock, poultry or other animals except dogs, cats, house birds... see full covenants*).
2. More than 2 dogs in a house. Article 5, Use Restriction. Section 1, G. (*A maximum of 2 cats and 2 dogs, etc.*).
3. Not picking up after your pets. Article 5, Use Restriction. Section 1, G. (*When walking the neighborhood, you are responsible for removing and cleaning up after your pets*).
4. Completing your home build. Article 6. Section 3 & 4. Construction shall be completed 1 year after construction begins.
5. Building not in compliance: Article V, Section 1, A. (*lots for residential purposes, only one single family dwelling unit per lot allowed*)
6. Installing a front light. Article 5, Section 3, D: Installing lighting
7. Storage/Junk: Article 5, Section 1: E & F.
8. Installing Driveways for completed homes. Article V, Section 2. Building Design Guidelines. F, Driveways. And Section 3. Site Details, Landscaping (see full covenants)
9. Completing homes in a timely manner. Article 5, Section 2. Building Design Guidelines. and Section 3. Site Details, Landscaping.
10. Mowing/Weed Control. Article 5, Section 3, B: Noxious Weeds



What HAS been done this year in the Subdivision:

- Larry Mason rented and completed work in the West Park to clear some overgrowth around the pond. Due to the sloped nature of the East pond; he could not complete the project with the equipment. The HOA will be hiring the work out for both the East & the West ponds (tree trimming/brush clearing) as we have not received volunteers to help with this lengthy manual labor job.
- The Edwards (Chris and Melis) have been working again this year to clear the algae bloom in the ponds; project will be completed this month. They also worked on the Front entrance – cleaning up the left side with Marc Poutre working on the right entrance.
- Larry Mason is working on continued repairs to the sprinklers in the front of the subdivision, as sprinkler heads were broken or in disrepair.
- As the parks are in dire need of a lot of work, the HOA has requested a quote from an outside company to complete this project. Once approved, both parks will have a major clean-up effort by fall.
- Jason Holland volunteered to drop compost along the west pond where needed. It is suggested that any homeowner who would like to spread their grass clippings in the coming weeks, could do so over the same area. No weeds, only grass clippings.
- This summer, Jason Holland (the new owner of the 4-Dot Equestrian Center) has placed a fence along the south perimeter of 4-Dot (along the north of field from the Equestrian Center). This fence is inside the 250 foot easement, and is permissible based on the deed. The goal is that the fence will keep out eventual live stalk, which he may have roam in the field. The 10 foot area between his fence and the property lines for 4-Dot homeowners will become a path. The HOA will be looking into costs to grade and install a gravel path in this location.



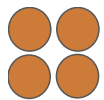
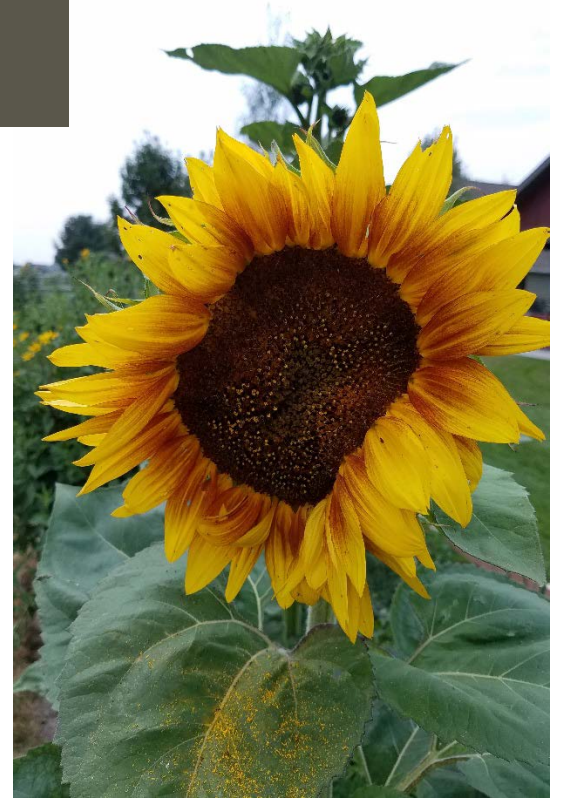
NOTE: if you live along any easements, please refrain from dumping anything. The easement is not the property of 4-Dot and belongs to the owner of that land. In regards to this new fenced area mentioned above, it is the responsibility of the owner; unless the area is gifted to 4-Dot. If it is, it will be converted to a path.

Last thoughts...

Sump Pumps & Well Rights:

As homeowners in the subdivision, please check your Sump Pump in your crawl space to make sure that it IS NOT connected directly into your septic tank. Sump Pumps should not ever pump directly into the septic, as it is overtaxing the drain fields for our sewer system. If the sewer drain fields are broken, the cost for the entire subdivision will be in the 10's of thousands of dollars to fix. You must re-plumb your system as soon as possible. If you are not sure you have a sump pump, please call Steve Johnston at 223-2302 and someone will stop and check for you.

Also, the HOA has discovered that many homeowners may not have changed their well rights into their names when they purchased their home. To check to see if the well is in your name, go to the government website: <http://wrqs.dnrc.mt.gov/default.aspx> If you find out it is not in your name, consider filing for your water rights: <http://dnrc.mt.gov/divisions/water/water-rights/water-right-ownership-updates>



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