

NEWSLETTER

Clear All Cul de Sacs

In preparation for winter, the Road Committee requests that all landowners living on a cul-de-sac clear them of high grass and debris. Know where your easement corners are. If you can't find them, please call Gerald Dubiel at 223-1403 so he can locate the pins and place T-posts.

Please note that cul-de-sacs are emergency turnarounds for ambulances and fire trucks. If these vehicles can't move through that space, they won't go in.

For your safety and the safety of the community, please clear all cul-de-sacs before snow falls.

President's Letter

It has been an interesting weather year. The early part of winter last year was relatively mild. Then, at the end of winter came the heavy snows. It took our entire snow removal budget just to get us to spring. Fortunately, our efforts to collect past due assessments has been a great success. We have collected almost \$95,000 this year. That's a pretty good cushion. It won't last forever. We are doing everything we can to make sure that our roads get the most possible for our money.

Thanks for your support.

Driving Safety Policy in Glastonbury

UPDATED AUGUST 2019

To Glastonbury Landowners:

Occasionally the Glastonbury Landowners Association (GLA) has received complaints regarding unsafe or noisy driving practices by individuals on GLA platted and private roads. Complaints have included driving above the posted speed limits, private property trespass, disturbance from loud noises, and damage to private roads and newly surfaced platted roads.

Please review the following policy and be sure to share these requirements with your family, renters and guests.

All individuals who drive vehicles (including snowmobiles, motorcycles and ATVs) on Glastonbury platted roads are required to uphold the following:

- Possess a current driver's license
- Possess current legal vehicle registration
- Drive prudently, with caution when approaching children, pedestrians, and bicyclists, especially at night when wildlife are harder to see.
- Observe stop signs and posted speed limits. Driving above the posted speed disperses gravel from the road surface, causes washboarding, and wastes your assessment dollars
- Drive prudently when weather conditions such as snow or ice necessitate slowing down
- Avoid disturbing neighbors with excessive vehicle noise
- Respect private property; Do not trespass upon private roads or land



Thank you for upholding these driving standards.

THE BOARD OF DIRECTORS

We wish to extend a heartfelt formal thank-you to former board members John Carp and Ron Price for their dedication and service to the community.

John served as co-chair of the Road Committee and as a member of the



Legal Committee. Ron participated on the Complaint Committee and Project Review Committee.

It is expected that both positions will be filled at the upcoming Annual Election and Meeting of the Members in November.

Owing Assessment Amounts under \$10

GLA covenant 11.03 specifies that the annual assessment is due on or before January 31, as well as April 30, July 31 and October 31 if you pay quarterly. Covenant 11.06 states that payments are delinquent if received after midnight on the due date. 11.06 goes on to provide an additional 30 days before a late penalty and interest charges are added, with the interest charges added from the due date.

It's clear that this 30-day grace period is creating problems for landowners who have delinquent payment charges included in their most recent assessment statement but then delay making that payment until they have entered the 30-day grace period. The problem arises because interest on the delinquent amount accrues on the last day of every month. Thus, someone who has interest and penalties included in their assessment from a

previous statement, but waits into the grace period will have an additional interest charge that does not show on that recent quarterly or annual statement and they will not be fully paid up once their payment is received.

This problem, owing from a few cents to less than ten dollars, can be avoided by making your payment before the due dates specific in covenant 11.03. It is worth noting that the procedures for the annual election require landowners to be fully paid up by Oct. 31 if they are to be eligible to vote. That means that taking advantage of the grace period for

your 4th quarter assessment will leave you ineligible to vote in the annual election. When the 4th quarter assessments are sent out in early October, the treasurer will also alert any landowners who are slightly underpaid on their annual assessment so that they can get paid up and eligible to vote.



Complaint Committee Report

In December 2018 I offered to reinstate the Complaint Committee. Little did I know what I was getting in to! Since that time the Complaint Committee has received and reviewed 11 complaints. Some had languished between committees in 2018. Eight have been closed. Of those, 3 were issues that had no application to GLA governing documents. Two needed legal consultation and have been referred to the Legal Committee. I have engaged the two Ombudsmen, to get them more active in the complaint process.

I have concluded several things throughout analyzing the complaints. One is that when you bought property here, you were provided a copy of the governing documents in force at that time. So notice was given. There is an implicit agreement on the part of the landowner that compliance will occur. Often, I have heard people say "I moved here so I could put my equipment here." Well, some moved here for the beauty of the landscape and don't want to look at equipment in a yard. Second, lack of enforcement of covenants is not to be perceived as approval or permission to ignore them. Time length of violation is not to be perceived as waiver of covenants. Third, a violation of covenants makes the landowner ineligible to vote at the next annual election.

The Board of Directors is charged with protecting your assessment dollars and carefully considers using the funds before engaging legal counsel. And how are we to achieve compliance with those who ignore covenants and their neighbors' view of non-compliant properties? We give notice, quoting the applicable covenants, ask for compliance, and offer opportunity for a landowner to respond. However, the bottom line is, each landowner is responsible for compliance, and for working things out with their neighbor. There is a protocol on the GLA website to follow. A neighbor-to-neighbor issue is just that, not for the GLA to get involved with, having no authority. For more information the website is www.glamontana.org.

By Jerry Ladewig
Complaint Committee Chair



Emergency Preparedness



All indicators point to the possibility of us having a very cold winter this year.

During a winter storm and extreme cold, listen to the radio or television for weather reports and emergency information. Purchase a battery-powered Weather Radio and a battery-powered commercial radio and extra batteries. These may be your only links to the outside world if electrical service is interrupted.

Dress for the season and stay indoors as much as possible. Wear layers of loose-fitting lightweight, warm clothing. Remove layers to avoid overheating, perspiration and subsequent chill.



Conserve fuel if necessary by keeping your house cooler than normal. Temporarily close off heat to some rooms.

Hang blankets over windows at night (let the sunshine in during the day). Stuff cracks around doors with rugs,

newspaper, towels or other such material.

When using alternative heat from a fireplace, wood stove, space heater, etc., use safeguards and ensure ventilation. Refuel kerosene heaters outside and keep them at least three feet away from flammable objects.

Your winter storm survival kit for your home and car should include:

- Blankets/sleeping bags
- Flashlight with extra batteries
- First-aid kit
- Knife
- High calorie non-perishable food
- Water, snacks
- Extra clothing to keep dry
- Hats, coats and mittens
- Large empty can and plastic cover with tissues and paper towels for sanitary purposes
- Smaller can and water-proof matches to melt snow for drinking water, water container
- Sack of sand, cat litter, road salt
- Shovel
- Windshield scraper and brush
- Tool kit, tow rope and chains
- Booster cables, emergency flares and a bright colored flag.
- Compass and road maps
- Cellphone, portable charger and extra batteries
- Extra medications
- Special items for babies, the disabled or elderly

For additional information you can go to: <http://www.emergencypreparednesschecklist.com>.

Governing Documents Committee Update



The Governing Documents committee has been meeting over the spring and summer to review and revise the Bylaws of 1997. As there had been several amendments since that time, the existing amendments were incorporated into the Bylaws, in the appropriate location, and noted as a dated amendment. The Bylaws are viewable on the glamontana.org website. In the coming year, revisions will be considered and made available for Landowners in good standing to vote on. Keep watching for more news!

The GLA's Official website is: www.glamontana.org

GLA • PO Box 312 • Emigrant, Montana 59027 (406) 451-0033 • info@glamontana.org