

Glastonbury Landowners Association

Newsletter ❧ January 2018

Letter from the President

It has been a complex year to say the least. Lots of turmoil and yet some successes. I believe that all the individuals on the board believe they are serving the best interests of the Glastonbury Community. However, we frequently do not agree on the details of how to get there.

We have made significant progress on collecting past-due assessments. We had to first develop and agree on a consistent process; then check with our collection attorney to make sure we were within the law; send it out for a 30-day review with the membership; and finally, the board approved it. Now we are following that process. We are already seeing good progress at collecting money. Many thanks to the Finance Committee and the Legal Committee for their efforts.

The Project Review Committee revised the instructions for project review applications. The revised instructions were sent for 30-day landowner review and adopted by the board. The instructions help landowners as well as committee members clarify the process of approving applications. The landowners know what to expect and the committee members can go down the list for the approval as well as project completion.

The Road Committee has had many successes this year. Using contracts for work is a big win for the entire community. A number of volunteers saved the association many dollars by installing snow fencing and doing a lot of work to identify culverts that needed to be cleaned out.

The Communications and Technology Committee has been very busy this year. The committee revised the complaint form with input from landowners. They are currently working on ways to improve communication for landowners that choose to call in to meetings and have developed a method for receiving electronic payment of assessments.

The Election Committee has had a lot of work to do. The committee met twelve times since the November 2016 election to evaluate and improve procedures to insure secrecy and the integrity of the voting process as well as the actual vote count. Sounds simple? It is not.

Unfortunately, we are dealing with a lawsuit. A lawsuit was filed November 29, 2017 to halt our planned annual meeting and election on December 2, 2017. A hearing was scheduled for January 2, 2018 to hear both sides of the case. If the case goes to trial, the date for the trial is in October. In an effort to have our election in a timely manner and attempt to resolve the issue, the board agreed to enter into negotiations. Therefore, the hearing

on January 2, 2018 was canceled. Settlement efforts were made, but at this point the case is proceeding to litigation. When there is additional information, it will be posted to our website.

I would like to say thank you to all the board members. They give freely of their time and very rarely get any thanks.



Dennis Riley
President, Glastonbury Landowners Association

2018 Board Meeting Schedule

Monthly meetings are held at Emigrant Hall in Emigrant and begin at 7:00 p.m. unless otherwise noted.

January 8	May 7	September 10
February 19	June 11	October 8
March 12	July 9	November 2
April 9	August 13	December 3

November 10 – Annual Meeting / Elections

Please note that meeting times may be subject to change. Please check the GLA website.

Timely Snowplowing Information In Glastonbury

Winter 2017-2018 Snowplow Coordinators

To report snow conditions that require attention, please call the GLA Snowplow Coordinators:

North Glastonbury:	South Glastonbury:
Richard Johnson 406-570-5513	Walter Wunsch 406-223-4444
Claudette Dirkers 406-224-1668	Jeff Riederer 724-388-4855

Backup for both North and South Glastonbury:
Dennis Riley 406-223-7641

*** Please do not call before 7:00 AM ***

The coordinators will contact the snowplow driver. The Glastonbury Landowners Association strives to clear the roads of snow and drifts. It is the responsibility of landowners to drive slowly and carefully to match winter road conditions, and also, to have tires with adequate tread. Our road conditions can change by the hour: a road can be plowed and sanded, and an hour later, it can be slick, especially with thawing and freezing conditions. **Please drive with caution.**

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Above: The commercial snowplow

GLA Snowplow Guidelines:

Dry Creek Road is maintained by Park County. North Glastonbury paved roads are cleared when snow or drifts are 2 to 4 inches deep. Gravel roads in North and South are cleared when snow or drifts reach 4 to 6 inches. Our snowplow contractor has a commercial plow truck and sander that may occupy more than half the road width. The contractor's first responsibility is to clear the GLA platted roads. Main arterials are plowed first with other roads plowed later.

GLA Snowplow Guidelines during Dangerous Blizzard Conditions:

If blizzard conditions develop that are serious and life-threatening, we do not ask any plow drivers to go out after dark, or if wind chills or poor visibility would put them in harm's way. Drifts and accumulated snow cannot be plowed until the blizzard is past and it is safe to dispatch the plow drivers.

Please use *extreme* caution when driving during poor visibility due to a blizzard, especially with life-threatening wind chill temperatures.

Winter Driving in Montana

Mountain terrain combined with snow and ice create hazardous conditions for driving which require extra alertness and good judgment in order to avoid accidents, or becoming stranded. Slick roads require that we drive slowly and maintain a greater distance when following another vehicle.

Snow packed and icy roads are a part of winter in Montana. No matter where you live in Glastonbury, landowners should be prepared to put chains on their tires, especially when driving on steep and/or curved roads.

If going out, always dress for outdoor conditions. Wear layers and be prepared in the event you might need to walk to find help. Should you find yourself stuck in the snow, remember

that it is often safer to stay in your car, call for assistance, and wait for help. In severe weather, getting out of your car to attempt to dig yourself out can quickly use up vital energy needed to stay alive. This also may create greater exposure to hypothermia or frostbite. If you choose to dig the vehicle out, shoveling the snow under the frame of the car may be just as important as clearing the snow around the tires. Please consider what you would need to have in your car to ensure you could survive in this situation if it were extremely cold.

Recommended Items to Have in Your Car

- Warm blanket or Sleeping Bag
- Extra Coat in Vehicle
- Small Shovel
- Flashlight and Flares
- Cell Phone
- Water Bottles
- Snacks for Energy
- Warm Hat and Extra Gloves & Liners
- Instant Hand and Feet Warmers (small packets)

If you do not have a vehicle and/or are not prepared to go out in these weather situations, stay home and call a neighbor to ask for assistance.

Recommended to Have in Your Home

- At least one week's supply of food and water
- Dry food that needs no electricity for preparation
- Large 5 gallon water bottles (during electric outage)
- Flashlights, candles, matches, and extra batteries
- Cell phone or landline phone not requiring electricity
- Solar or propane stove for cooking/boiling water
- Solar or propane lantern and extra fuel
- Comprehensive first aid kit
- Short wave or CB radio
- Power generator and fuel

Electronic Payments Available

An option to pay your assessments using a credit or debit card (or using your PayPal account, if you have one) is now available on the GLA website (<http://www.glamontana.org/>). PayPal charges a handling fee for this service that is 0.029% of the total payment + \$0.30. This fee is calculated, shown to you and added to your payment before you complete your payment. Adding the processing fee means that you pay for the convenience, not the GLA.

Clicking the Electronic Payments link that's found near the

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top of the home page takes you to the electronic payments page. On that page, you need to enter your name and the lot number or lot numbers that your payment will cover. You are also asked whether this is a Standard or Non-Standard payment.

A Standard payment means that you are paying either your annual or your quarterly assessment on time, without any penalties or interest. If you owe penalties and interest, you need to select the Non-Standard payment button. Once you select a button, additional information will appear. For a Standard Payment, this includes a list of assessment amounts and the PayPal fee for that amount. You then need to select whether this will be a quarterly or annual assessment payment. That selection determines which drop down cost list appears. Select the cost that you want to pay and click the Pay Now button, which sends to PayPal to make your payment.

A Non-Standard payment can include interest and penalties, be part of a payment plan or mean that you're not paying the full assessment. For such payments, you need to enter the amount that you are paying and click the Calculate button. You will then see how much the PayPal charge is and the total amount that your payment needs to be. Clicking the Pay Now button sends you to PayPal along with the total amount of your payment.

At PayPal, if you are a PayPal member, the top items are where you enter your log-in information. If you are not a PayPal member or you want to use a Credit or Debit card, click the "Pay with Debit or Credit Card" button. You are then taken to a page to enter your information and finalize the payment. Should you decide that you don't want to complete the transaction, you can leave the page or shut down your browser. Once you complete the transaction, both you and the GLA are notified quickly of your payment.

Should you encounter difficulties or find the system hard to use, please send an email to info@glamontana.org or call the GLA (406-451-0033) and leave a message. Your experience can help us improve this system.

Landowners Brave Cold to Install Snow Fencing

Many amazing and wonderful folks assisted with the construction of over 3,000 feet of professional grade snow fencing in Glastonbury during November and December of 2017. Their ages ranged from 3 yrs. to mid-eighties. Several had serious health issues, and the weather was so cold that icicles often formed on mustaches and beards.

The following people built incredible sections of snow fence, saving landowners thousands of dollars via their generous gift of volunteer labor: Jeff Riederer, Bob Sones, Leo Keeler, Richard Johnson (RJ), Chris and Ia Williams, Svend Andersen, Debbie Blais, Kevin Newby, Chad Stone and his son Finnegan,

Claudette Dirkers, John Carp, Dennis Riley and Tim Brockett. Claudette and her son Micah also delivered hot coffee and food to the workers. All gave freely of their time to help improve Glastonbury winter driving conditions for all landowners.

An additional "Thank you" goes to Park County for donating \$800 of snow fences along Dry Creek Road.



Above: Snow fence with new design that raises the fence 12 inches above ground resting on pressure-treated 2' x 4's.

The new snow fences augment and replace long-neglected fences that were primarily installed after the blizzards of 1998 and 2010. A new design created and implemented by the Road Committee raises the 4 foot wooden snow fences twelve inches above the ground where they rest on pressure treated 2x4's. With normal maintenance, the professional grade fences are expected to last at least 10 years, maximizing landowners' investment.



Above: The horizontal snow barrier at the top of Sirius Hill.

Four new horizontal snow barriers were hand-built by Jeff Riederer. They are 6 foot versions of the massive snow barriers seen along Interstate 90 in Livingston. They are designed to last for 15 to 20 years, and are twice as effective at slowing and capturing blowing snow as standard 4 foot snow fencing. Two of

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them were installed in North Glastonbury, and two were installed in South Glastonbury. Ten more are on order for use in the 2018-2019 winter driving season.

Snow fences and horizontal barriers work by slowing down the wind, causing blowing snow to drift just past the barrier. Already, three-foot-tall and 30-foot-wide drifts have formed behind newly-installed snow fences, rather than impeding travel on our roads. Fences are spaced 130 feet apart, so we have plenty of room for new snow and resulting drifts for the rest of the winter.

Thank You Gravel Donors

Thank you to the following landowners who so generously donated gravel to South Glastonbury in summer of 2017:

Bob Baker - 1 load
Tim Brockett - 2 loads
Pete & Cyrese Erickson - 1 load
Byron Kassing - 1 load
Myron Moorman - 2 loads
SpecTec - 10 loads
Walter & Regina Wunsch - 1 load

A Reminder About Our Roads

A reminder: the speed limit for Dry Creek Road is 35 mph. The speed limit for paved roads in North Glastonbury is also 35 mph. It is everyone's responsibility to adhere to the 25-mph speed limit on our gravel roads.



Homeowners who rent are responsible for informing their renters— especially vacation renters— about the importance of following the speed limit. Higher speeds destroy our roads by creating potholes and wash boarding. Save your speed for Route 89!

Become an E-mail Subscriber

Would you like to know more about what's going on during board meetings, committee meetings, scheduled events and ongoing issues of the association in a timely manner? Become an e-mail subscriber if you have not already done so. Request an E-mail Opt-In Form, check "Non-Official Announcements and Information," send it back to us, and complete the confirmation process. You will then receive notice of date, time and venues of scheduled meetings, other timely announcements, and board and committee meeting minutes.

Selling your property? Please let us know!

When a property changes ownership, the GLA may or may not

be aware of this. The GLA needs to be informed of the transfer of properties between owners so that the proper legal records are kept and financial statements and bills are sent to the correct landowner.

A "GLA Property Transfer Form" is available at the GLA website, www.glamontana.org, under the "current landowners" tab, followed by "Realty Transfers" link. Feel free to call us at 406-451-0033, or e-mail us at info@glamontana.org to have the form sent to you. We greatly appreciate this courtesy.

Are You Building or Planning to Build?

The Covenants require that all road building, construction projects and improvements to property be submitted to the association for approval prior to beginning construction. It is the Board's role to ensure that the standards and requirements outlined in the Covenants and Master Plan are being followed. In order to have the Project Review Committee review your project and make any recommendations to the Board at the next meeting, you must have complete application forms submitted a minimum of two weeks prior to the board meeting. Board meetings usually occur on the second Monday of each month and are posted on the website calendar. Forms and new instructions may be found on the GLA website www.glamontana.org in the left hand column under "Building and Construction" and then "Projects/Improvements: Instructions & Forms."



An application is not considered complete, and thus ready for processing/review, until the corners of the corner survey markers for the lot are found and flagged. The corner boundaries are required to be viewed during the on-site review process. The flagging must be completed by the time the application is submitted. Project Committee personnel are not expected to find the corners, and/or any easement boundaries, for the landowners. If the landowners are not capable of this work, the GLA has a FAQ on the website about getting local surveyors. An example of a site plan and a building plan with proper boundary and stakes located can be found on the website under Projects/Improvements: Instructions and Forms.

Please contact the Project Review Committee by calling 406-451-0033 and voicemail extension 103 if you have any questions.

Lot Number on Payment Checks

Please indicate on the memo line of your check which lot(s) your payment is intended for. This will insure proper credit of your payment. This is especially important if you own more than one lot in Glastonbury.

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