



## April, 2022 Spring Update

### **Landscaping/Maintenance :**

Again, this year the HOA has contracted **Flanagan Sprinklers** as our Landscaping / Maintenance company for the summer. This month Greyden McNeil a summer student from Eureka will begin spring clean-up of our common areas and roadways through out Mariners Haven. Greyden will start working a few hours per work for the first month then will increase his work hours once school is out for the summer.

Let's welcome Greyden as he goes about his many landscaping duties over the summer, maintaining our common areas & roadways.



### **Weed Control :**

**Mountain River Consulting LLC** (Todd Butts) is returning this summer to provide our Weed Control Service. Weed Control spray for the HOA will target the common areas of Mariners Haven including but limited too: ditches along roads, 3 entrances into MH, common areas / septic fields, pump house & water tower areas.

Homeowners that wish to have weed control service on their properties are encouraged to reach out to Mountain River / Todd Butts by phone or email @ 406-882-4752 / [unclebuds@interbel.net](mailto:unclebuds@interbel.net)

### **Signage & Speed Bumps :**

The HOA Board is presently working to improve signage through out our community. Additional Stop Signs / Yield Signs will be added to the three entrances into Mariners Haven.

In addition, the HOA Board has approved a change to the speed limit, within the boundaries of MH, from 5 mph to 10 mph. To assist with speed control there will be additional speed limit signs installed through out our community. MCM is also in the process to source more speed bumps for installation on our main through roads.

### **Road Grading & Dust Control :**

In early April two of the HOA Board members coupled with our Property Manager hosted an onsite meeting with **Lyman Dust Control & Road Treatment** to review our Roads & Dust Control program for this year. The Board later reviewed the recommendations from Lyman and approved our upcoming road maintenance. The proposed days the work is scheduled to be done is between May 10<sup>th</sup> – 20<sup>th</sup> subject to weather and product availability.

#### Phase 1

Given that construction in phase 1 is expected to continue for the next couple of years Lyman has recommended the application of a **tree resin** product. Lyman advised that given the extra traffic the tree resin is a preferred product as it will re-bond with water, once disturbed. Oil base products tend to just break down from the extra traffic. Between now and the tree resin application, Lodestone will be regrading Phase 1 and providing water truck services as required for dust control, at no cost to the HOA.

#### Phase 2 & 3

Currently scheduled to receive the same **bitumen oil base** application as in the past several years. Between now and the application, our maintenance person will be filling potholes and cleaning up the road of debris & pine needles.

### **Water System :**

Our water system has operated smoothly through the winter with limited interruptions. A couple of completed maintenance projects that contributed to the improved service were as follows:

- New Air vents were installed in the mainline that runs from the main pump station to the water storage tank.
- The main pumphouse was replumbed to improve an identified situation with our pressure relief valves.

A new 20kw Generator has been ordered for our 'Phase 2 Waterline Generator' project. Timeline for installation is projected for Q2, 2022.

A back-up Booster pump for the phase 1 pumphouse has been purchased to allow for quick installation should there be a failure of the current operating pump.

The HOA Board in conjunction with **Munsinger Engineering & Water System Operating Service** has been working to identify next steps for the HOA water tank. It has been identified that over the next few years the tank will need to be relined or replaced. As costs estimates and benefits for the two options become available the Board will be in a better position to make recommendations.

The Board has again renewed the annual **Water Sewer Contractor** contract with Royden Caldwell (Cold Spring LLC). The Board would like to thank Royden for the water system expertise, immediate response time and the required repairs/upgrades that he brings for our community.

### **Lot Development :**

We anticipate a busy construction season this year specifically in phase 1. The Environmental Review Board (ERB) would like to remind all lot owners wishing to develop or alter their lot to reach out and submit an application through MCM. We need to make sure our community stays within the approvals of the Department of Environmental Quality (DEQ).

Specific covenants, conditions, restrictions, bylaws, rules and regulations relating to any improvements / alterations upon a lot can be accessed through our property manager MCM.

### **Reserve Fund Study :**

The HOA Board has approved the expenditure of **\$2,950** to hire **Association Reserves** to provide a Reserve Study Proposal for Mariner's Haven.

A Reserve Study is best described as a document used by community associations to help plan financially for major repairs, replacement or restoration projects over a long period of time. It's fairly easy to plan and prepare for recurring costs like management fees, insurance premiums, landscaping contracts and utilities, BUT what about the projects and expenses that don't happen every year.

Over an 8 week period **Association Reserves** will be working with the HOA in identifying and forecasting those projects that are certain to occurred but are often overlooked or underestimated. Once the 'Reserve Fund Study' is finalized it will be review by the Board and shared with the Homeowners.

A current, reliable Reserve Study is a hallmark of well-managed associations and an important part of a Homeowners Board's fiduciary duty to act in the best interest of the HOA members.

### **Short Term Rentals :**

In February the HOA sent out a survey to all homeowners requesting input towards short term rentals (STR) in our community. Approximately half of all lot owners responded. Results have shown there is support to allow STR's in Mariners Haven.

The board has completed a **Good Neighbour Brochure** (attached to this newsletter) that welcomes guests to our community that may not know our rules and regulations. We encourage homeowners to leave copies in your home and provide feedback on the pamphlet.

The board has elected to monitor the increase of STR's in our community this season and provide an update later this summer.

Please reach out to our property manager MCM, for a complete breakdown of survey results.

**Summary**

The Board renewed with **MCM** our Property Management Contract to 2024. We would like to thank Jeff & his team for their past & future contributions to Mariners Haven.

In addition, we have had volunteers assist us with time and expertise on a number of fronts. Thanks for your time & please keep the help and ideas coming.

***Best Regards, Stay Safe and We'll See You In Montana!***

***From your Volunteer Board Members - Anthony Anselmo, Jared Beisner, Greg East, Bob Gustafson, David Halpin, Blaine Straarup & John Trafiak***

**NOTE : GOOD NEIGHBOUR BROCHURE ATTACHED**



Mariners Haven prides itself on maintaining a clean, safe, and neighborly community.

Please be CONSIDERATE of the community!

*Excessive disturbance or rules and regulations violations may result in citations and costly fines placed on the homeowner.*

*Still have questions or concerns?*

**Please contact your Welcoming Owner/Agent!!**

# ENJOY YOUR STAY!

**HOA Management Company**

Montana Community Management Corp.

support@montanahoa.com

(406) 837-4536

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*Mariners Haven*

## GOOD NEIGHBOR BROCHURE

*All the information you need to have a pleasant stay in the Mariners Haven Community!!*

## 01. NOISE

BE AWARE of the level of noise you and your party are producing both inside and out. Quiet hours are between 10 PM and 8 AM.

**PLEASE BE CONSIDERATE OF ALL YOUR NEIGHBORS!!**

## 02. PETS

Mariners Haven is pet-friendly!

All dogs should be under control and always on a leash when off your property.

**PICK UP AFTER YOUR PET!!**

## 03. VEHICLES

Utilize the driveway and/or garage when PARKING your vehicle before using street parking. Maximum of two vehicles per lot are allowed to park on roads for no more than 48 hours.

**OTHER RESIDENTS AND EMERGENCY VEHICLES SHOULD BE ABLE TO PASS WITH EASE!!**



## 04. SPEED

Obey all speed limit postings and stop signs.

**PLEASE WATCH FOR CHILDREN, PEOPLE, PETS AND OTHER VEHICLES!!**

## 05. FIREWORKS

It's a violation of the rules and regulations to use fireworks in MH, and creates a dangerous fire hazard.

**FIREWORKS ARE STRICTLY PROHIBITED AT ALL TIMES!**

## 06. GARBAGE

Pick up after you and your party. There should be no garbage anywhere in the community or on the property.

Please take all garbage to the Lincoln County Refuse facilities in Rexford or Eureka landfill.

**LEAVE IT BETTER THAN YOU FOUND IT!!**