



MEADOW LAKE HOMEOWNER'S ASSOCIATION

PO Box 2323 • Columbia Falls, Montana 59912 • 406-897-2765

November 2024

Winter is here!! Regardless of the season, the MLHOA office staff is here to help with questions regarding community guidelines, questions about your homeowner dues, assessments, and committee volunteer opportunities. Pete Glee, your MLHOA General Manager can be reached at (406) 897-2765 or email hoamanager@ml-hoa.com.

The MLHOA is asking all owners to check their streetlights to see if they are working properly, coming on at dusk and off at dawn. Maintenance of the power to the light, including the photocell, is the homeowner's responsibility.

One of the biggest fears of any homeowner is burst pipes. Mitigate the risk (and cost!) of this type of damage by following these steps.

- Insulate any exposed piping in areas such as a crawlspace, exterior wall, or attic
- Drain and install an insulated cover on any exterior faucets
- If you have a sprinkler system, shut off water to the system, drain the pipes, and allow air into the system. Or, have your lawn care company handle this.
- If your home is not continually occupied during winter months, have it regularly checked by a friend or company that provides that service.

JD Thinning will be the contractor again this year for snow plowing. Please give the driver's the right-of-way when approaching their equipment, and plenty of space if following them. Their focus is on plowing and is difficult for them to tell if someone is behind them if they need to back up. Also, please be courteous and patient as well. This is a very difficult subdivision to plow with the density of the homes, narrow streets, and very limited areas for snow storage. The MLHOA will be testing a replacement product for sand that has been used in the past. This is a molasses salt product that has been very effective in other areas. While this product costs more than the regular sand, less of this product is required and would cut the cost of sand removal from the roadways in the spring.

The BIM Committee has worked diligently this summer to educate and make owners aware of the MLHOA CC&R's and requirements for a safe Urban/Wild Land area. The BIM Committee spent several weeks viewing yards, making recommendations, and getting to know their neighbours. Copies of the Meadow Lake Covenants, Bylaws, Building Standards and Community Standards are available on the website. Please take time to review these documents.

Talos Security is the new company contracted to provide security throughout the Meadow Lake Community. If you have an emergency call 911. If you have security concerns, call (406) 890-9900.

A main concern is the number of owners, guests, and people from neighboring areas, that are violating the requirement that dogs must be on a leash, while walking through the MLHOA community. There have been several incidents this year of confrontations resulting from dogs being off leash. PLEASE obey the dog leash requirement, pickup after your dog and respect your neighbors!

The CC&R Committee wants to thank all homeowners who have submitted their ballot. If you have not voted and returned your ballot, please take the time to vote and return to the MLHOA office.

The MLHOA office is open Monday through Friday from 9:00 am – 1:00 pm. If you are a new property owner in the community, please stop by and introduce yourself.

HAPPY THANKSGIVING!!!!