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**GLASTONBURY LANDOWNERS ASSOCIATION, INC.**  
P.O. Box 312, Emigrant, MT 59027 ([www.GLA-mt.org](http://www.GLA-mt.org))

October 8, 2007

**Re: Fall 2007 Quarterly Update from the Glastonbury Landowners Association (GLA)**

Dear Landowner(s):

Now that summer has come to a close and the Annual Meeting and Elections are approaching, we would like to take this opportunity to apprise you of what has transpired in the last few months. We hope that this update, as well as the other quarterly newsletters that we have sent to you this year, have been helpful in keeping you informed about GLA related matters.

**GENERAL OPERATIONS**

Our board meetings have run more smoothly this year. We have found that our workload has increased in order to meet the growing needs of the community. Although a great deal has been accomplished, it has become more and more challenging to keep up with the increasing demands on our time. To this end, we are working on ways to streamline our operations.

We have continued to document and develop the GLA policies and procedures manuals as these will assist future Board members by providing the information that they need to manage the affairs of the organization. Over time, these manuals translate into tools that will help lower our costs and the man hours required to handle the day to day responsibilities of the Board. We have already begun to see the fruits of these efforts.

**GLA ROADS**

The Road Committee recently held a meeting to assess our priorities and to consider how best to improve the continued maintenance and upgrading of our roads. We were pleased to see a great turn out of experienced landowners and past board members working together and exploring solutions to provide the best road system for your money. As you may be aware, there are very high costs involved in road maintenance. In the near future, the Road Committee plans to provide you with the information that will help you to understand that the GLA assessments just cover the basic costs involved with road maintenance.

As road expenses continue to increase and our growing community adds to the wear and tear on our roads, it is becoming more and more difficult to provide the level of maintenance needed with the level of income received from assessments. We plan to continue grading each spring and fall and to add as much Road Mix Gravel as affordable to improve the conditions of roads that are most in need. It was unfortunate that the thirty loads of gravel and grading we contracted for in the spring did not go as far as we had hoped, and that some of the extraneous areas were only able to be graded.

The Road Committee is earnestly researching various options to improve our roads. For instance, some landowners want more road improvements and do not mind paying more for them. Others are content with the roads as they are and would prefer not to have their assessments raised to maintain the roads.

The Road Committee will continue to explore various ideas, such as the possibility of allowing landowners in neighborhoods to vote on what level of road maintenance and improvement they would like to see in their areas. This particular idea is currently on the table and the Committee hopes to offer a number of options to the Landowners to consider at the Annual Meeting. We hope you can attend.

Lastly, on the subject of roads: please remember to drive carefully. Slow driving helps to preserve the investments we make in upgrading our roads, and this in turn helps to keep your annual assessments down.

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## **PVRC**

Our recreation park gets better every year and continues to draw many inner and outer community members together. The Paradise Valley Recreation Center (PVRC) recently incorporated as a 501C-3 (non-profit organization) and can now accept donations toward the development of the entire 20-acre park. Ideas and possibilities for development range from a playground with picnic tables and shade trees; a tennis court; a baseball field; a community garden; a perimeter walking/jogging path, and; a community center building that could host various community events and gatherings such as plays, art shows, indoor sports, lessons and summer programs for our youth. We want to be inclusive of the entire community, welcoming all of your ideas and contributions toward making your dreams a reality.

This year, as you might have heard, local residents formed our own Youth Soccer Association, which is run and maintained by independent contributions and dozens of volunteers. We now have 9 sponsors, 9 board members, 9 teams, 9 coaches, 5 assistant coaches, 12 referees and 92 children involved in the program! This is truly an example of a cooperative, inter-generational experience that brings the entire community together. Another successful soccer clinic was conducted during the summer, and hopefully we will have more youth coaches next year.

Again, we want to thank the many generous people, who, over the years, have contributed their time and resources to making this a thriving and energetic community activity. And remember, even if you don't *play* soccer, you can still come and watch, cheer the kids, visit with your neighbors or grab a hot dog at the concession stand. You might also want to enter into one of our evening scrimmages – open to "kids" of all ages. So, come join the fun!

## **GLA MASTER PLAN AND COVENANT POLICIES**

As you know, GLA landowners voted in February 2007 to adopt the Master Plan. Some owners have inquired as to how the Master Plan and Covenants will be upheld and enforced. We are considering ways to do this and are looking at other landowner association models. We have also consulted our attorney to translate our documents into clear and legally sound policies that will serve the Glastonbury community well into the future. All of this will also assist the Board in handling future challenges and working toward greater resolution of some old standing problems. We hope to have more information about these solutions to share with you at the Annual Meeting.

Many thanks again to all who worked on the Master Plan over the years. A special thanks to Neil Kremer, former Board member and Master Plan Committee Chair, who worked tirelessly on this project for the benefit of the entire community.

## **LANDOWNER INTERESTS/CONCERNS**

We have continued to encourage your participation in our meetings and have provided a specific slot at the beginning of each meeting for landowner input. While we appreciate the opportunity to hear your thoughts on issues, it can often take considerable time away from completing our general business. For those who have concerns or questions that you would like the Board to address, please be aware that our policy is to first contact the appropriate Committee Chair at least 2-3 weeks prior to a board meeting.

If, after discussing your issue with him/her, you are unable to resolve the issue, it may be determined that you should present your issue at a Board meeting. Meetings can be quite lengthy, so we appreciate your efforts to follow meeting procedures and policies, which have been created to help the Board to effectively tackle all items on each meeting agenda and still conclude on time.

As a reminder, Board members are volunteers, who give freely of their time. We do not have the benefit of a paid manager to attend to the often complex and time-consuming nature of the GLA's responsibilities. When working with board members and your neighbors to resolve concerns, thank you for remembering to communicate with kindness and respectful consideration. This is a cooperative venture in which we are all striving to make our community the best place to live.

As always, if you have questions regarding the GLA or living in the Glastonbury community, please feel free to call or write. (For contact information, see our Board Contact List included in our September mailing regarding Board and Ombudsmen nominations –or– check our website.) We look forward to seeing you at the upcoming Annual Meeting/Elections and anticipate this will bring more wonderful community members to the table to join the Board in serving you in the coming year!

***Keep an eye out for our time-sensitive Annual Meeting/Election mailing that will be sent to all Landowners in mid-October!***